



Address: [2317 ROOSEVELT AVE](#)
City: FORT WORTH
Georeference: 35260-31-8
Subdivision: ROSEN HEIGHTS FIRST FILING
Neighborhood Code: 2M110C

Latitude: 32.7874723099
Longitude: -97.3687469043
TAD Map: 2036-404
MAPSCO: TAR-062E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ROSEN HEIGHTS FIRST FILING
Block 31 Lot 8

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1917

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$181,579

Protest Deadline Date: 5/24/2024

Site Number: 02527243

Site Name: ROSEN HEIGHTS FIRST FILING-31-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,164

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

PEDRAZA NILSA
LOPEZ NICOLAS M

Primary Owner Address:

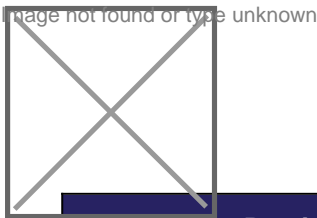
509 ROSEMERIE AVE
FORT WORTH, TX 76111

Deed Date: 6/11/2024

Deed Volume:

Deed Page:

Instrument: [D224104236](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENTOR CAPITAL LLC	3/22/2024	D224049950		
VILLEGAS G S;VILLEGAS LEONORA R	9/18/1997	00129200000295	0012920	0000295
PLUM MORTGAGE INC	11/5/1996	00125800001061	0012580	0001061
RAMIREZ DULCE L;RAMIREZ RICARDO	11/2/1994	00117880001167	0011788	0001167
PLUM MORTGAGE INC	11/5/1991	00105200000827	0010520	0000827
RAMIREZ JULIO;RAMIREZ MARIA	12/28/1988	00094850000948	0009485	0000948
PLUM MORTGAGE INC	6/2/1987	00090320001901	0009032	0001901
SIMMONS GREGORY;SIMMONS SHANNON	4/25/1985	00081660001513	0008166	0001513
IBARRA JUAN MANUEL	12/31/1900	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$132,579	\$49,000	\$181,579	\$181,579
2024	\$132,579	\$49,000	\$181,579	\$181,579
2023	\$133,762	\$35,000	\$168,762	\$168,762
2022	\$96,336	\$15,000	\$111,336	\$111,336
2021	\$79,787	\$15,000	\$94,787	\$94,787
2020	\$64,480	\$15,000	\$79,480	\$79,480

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.