



Address: [2304 MC KINLEY AVE](#)
City: FORT WORTH
Georeference: 35260-31-15
Subdivision: ROSEN HEIGHTS FIRST FILING
Neighborhood Code: M2N01N

Latitude: 32.7867873782
Longitude: -97.3692806671
TAD Map: 2036-404
MAPSCO: TAR-061M



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 15

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: B

Year Built: 1951

Personal Property Account: N/A

Agent: ERIC SIMMONS (07077)

Protest Deadline Date: 5/24/2024

Site Number: 02527324

Site Name: ROSEN HEIGHTS FIRST FILING-31-15

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 1,837

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

Pool: N

⁺⁺⁺ Rounded.

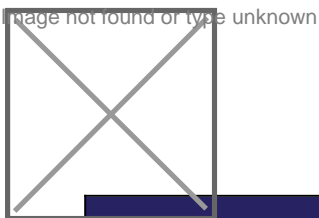
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
SIMMONS DAVID H

Primary Owner Address:
139 WESTLAKE CT
AZLE, TX 76020

Deed Date: 1/11/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206025794](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MIRANDA VALENIN	10/28/2005	D205326781	0000000	0000000
WELLS FARGO BANK	7/5/2005	D205199497	0000000	0000000
MANLY JANET S	5/6/2003	00167110000078	0016711	0000078
FARLEY BRADLEY J	7/22/1998	00133580000227	0013358	0000227
ALCORP ENTERPRISES INC	9/26/1997	00129370000177	0012937	0000177
CLAYTOR LINDA;CLAYTOR RICHARD N	3/22/1974	00056160000153	0005616	0000153
CLAYTOR ENTERPRISES	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	\$171,000	\$49,000	\$220,000	\$220,000
2024	\$171,000	\$49,000	\$220,000	\$220,000
2023	\$160,000	\$35,000	\$195,000	\$195,000
2022	\$145,000	\$15,000	\$160,000	\$160,000
2021	\$65,802	\$15,000	\$80,802	\$80,802
2020	\$65,802	\$15,000	\$80,802	\$80,802

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.