



**Address:** [2305 ROSEN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 35260-39-3  
**Subdivision:** ROSEN HEIGHTS FIRST FILING  
**Neighborhood Code:** 2M110C

**Latitude:** 32.7868033757  
**Longitude:** -97.3710998762  
**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 39 Lot 3

**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:** 1947  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$215,242  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02528339  
**Site Name:** ROSEN HEIGHTS FIRST FILING-39-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,560  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,256  
**Land Acres<sup>\*</sup>:** 0.1665  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
DEREYNA MARY ANN  
**Primary Owner Address:**  
2305 ROSEN AVE  
FORT WORTH, TX 76164-7753

**Deed Date:** 7/7/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 142-23-116480



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEREYNA MARY ANN;DEREYNA STEPHEN EST	9/8/1989	00097080001906	0009708	0001906
ROCKWOOD CHRISTIAN CHURCH	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$165,986	\$49,256	\$215,242	\$129,107
2024	\$165,986	\$49,256	\$215,242	\$117,370
2023	\$167,468	\$36,280	\$203,748	\$106,700
2022	\$82,000	\$15,000	\$97,000	\$97,000
2021	\$82,000	\$15,000	\$97,000	\$97,000
2020	\$83,624	\$15,000	\$98,624	\$95,713

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

- HOMESTEAD GENERAL 11.13(b)

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.