



Address: [2300 HANNA AVE](#)
City: FORT WORTH
Georeference: 35260-39-13-10
Subdivision: ROSEN HEIGHTS FIRST FILING
Neighborhood Code: 2M110I

Latitude: 32.7865268766
Longitude: -97.3717032749
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 W96' 13

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: 1925

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$200,082

Protest Deadline Date: 5/24/2024

Site Number: 02528452

Site Name: ROSEN HEIGHTS FIRST FILING-39-13-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,472

Percent Complete: 100%

Land Sqft^{*}: 4,800

Land Acres^{*}: 0.1101

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:

MARTINEZ JUAN ANTONIO
MARTINEZ ROSA MARIA

Primary Owner Address:
2300 HANNA AVE
FORT WORTH, TX 76164

Deed Date: 10/17/2021

Deed Volume:

Deed Page:

Instrument: [D221304370](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ VANESSA	4/5/2019	D219071259		
MARTINEZ JUAN A; MARTINEZ ROSA	8/15/1997	00128780000321	0012878	0000321
MORELOCK BETTY	8/1/1997	00128570000017	0012857	0000017
REYES DAVID; REYES ELIZABETH	9/16/1993	00112420001074	0011242	0001074
MORELOCK BETTY	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	\$166,482	\$33,600	\$200,082	\$158,136
2024	\$166,482	\$33,600	\$200,082	\$143,760
2023	\$180,890	\$24,000	\$204,890	\$130,691
2022	\$109,060	\$9,750	\$118,810	\$118,810
2021	\$110,016	\$9,750	\$119,766	\$119,766
2020	\$97,117	\$9,750	\$106,867	\$106,867

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.