



Address: [2304 HANNA AVE](#)
City: FORT WORTH
Georeference: 35260-39-15
Subdivision: ROSEN HEIGHTS FIRST FILING
Neighborhood Code: 2M110I

Latitude: 32.7868089642
Longitude: -97.3716256564
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 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: A

Year Built: 1926

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$191,992

Protest Deadline Date: 5/24/2024

Site Number: 02528495

Site Name: ROSEN HEIGHTS FIRST FILING-39-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,156

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:

RUBIO JOSE

Primary Owner Address:

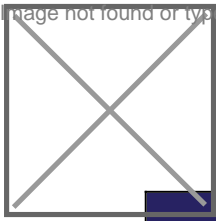
2304 HANNA AVE
FORT WORTH, TX 76164-7729

Deed Date: 2/20/1993

Deed Volume: 0010958

Deed Page: 0000704

Instrument: 00109580000704



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRUDENT ENTERPRISES INC	2/19/1993	00109560001490	0010956	0001490
OLDHAM MAGGIE J	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 ⁺
2025	\$142,992	\$49,000	\$191,992	\$117,292
2024	\$142,992	\$49,000	\$191,992	\$106,629
2023	\$155,366	\$35,000	\$190,366	\$96,935
2022	\$93,672	\$13,000	\$106,672	\$88,123
2021	\$94,493	\$13,000	\$107,493	\$80,112
2020	\$86,735	\$13,000	\$99,735	\$72,829

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.