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Address: [2306 HANNA AVE](#)
City: FORT WORTH
Georeference: 35260-39-16
Subdivision: ROSEN HEIGHTS FIRST FILING
Neighborhood Code: 2M110I

Latitude: 32.78694636
Longitude: -97.3716234222
TAD Map: 2036-404
MAPSCO: TAR-061H



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

PROPERTY DATA

Legal Description: ROSEN HEIGHTS FIRST FILING
Block 39 Lot 16

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: 1920

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02528509

Site Name: ROSEN HEIGHTS FIRST FILING-39-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,056

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:

MARTINEZ SAGRARIO CAROLINA

Primary Owner Address:

3311 NW 25TH ST
FORT WORTH, TX 76106

Deed Date: 12/18/2017

Deed Volume:

Deed Page:

Instrument: [D217291622](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ SAGRARIO C;RODRIGUEZ JOSE R	12/18/2017	D217291621		
RODRIGUEZ AURORA	5/9/2012	D212112326	0000000	0000000
RODRIGUEZ AURORA	1/12/2003	D208184513	0000000	0000000
RODRIGUEZ A;RODRIGUEZ SYLVESTER	9/2/1993	00114320002392	0011432	0002392
ROSAS ELSA R TR	1/16/1987	00088180000771	0008818	0000771
MALDONADO MARY ANN	2/25/1986	00084650002255	0008465	0002255
GARZA ARMANDO	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	\$46,000	\$49,000	\$95,000	\$95,000
2024	\$76,000	\$49,000	\$125,000	\$125,000
2023	\$113,000	\$35,000	\$148,000	\$148,000
2022	\$88,448	\$13,000	\$101,448	\$101,448
2021	\$89,224	\$13,000	\$102,224	\$102,224
2020	\$82,241	\$13,000	\$95,241	\$95,241

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.