



Address: [2404 HANNA AVE](#)
City: FORT WORTH
Georeference: 35260-40-15
Subdivision: ROSEN HEIGHTS FIRST FILING
Neighborhood Code: 2M110I

Latitude: 32.7886224029
Longitude: -97.3716115222
TAD Map: 2036-408
MAPSCO: TAR-061H



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 40 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: 2021

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02528746

Site Name: ROSEN HEIGHTS FIRST FILING-40-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,140

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:

ESPITIA GARCIA JOSE A
RIVERA RAMIREZ ALMA R

Primary Owner Address:

2400 HANNA AVE
FORT WORTH, TX 76164

Deed Date: 9/4/2020

Deed Volume:

Deed Page:

Instrument: [D220225263](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|------------|----------------------------|-------------|-----------|
| ARELLANO VERONICA CARDENAS | 11/13/2012 | D212280375 | 0000000 | 0000000 |
| AMADOR JOSE | 1/5/2007 | D207012389 | 0000000 | 0000000 |
| WAINSTEIN LUIS | 2/8/1997 | 00126770000007 | 0012677 | 0000007 |
| RODRIGUEZ PEDRO R | 2/7/1997 | 00126770000010 | 0012677 | 0000010 |
| CARTMELL GLADYS ETAL | 6/8/1986 | 00125050001380 | 0012505 | 0001380 |
| CARTMELL C A | 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 | \$81,000 | \$49,000 | \$130,000 | \$130,000 |
| 2024 | \$81,000 | \$49,000 | \$130,000 | \$130,000 |
| 2023 | \$95,000 | \$35,000 | \$130,000 | \$130,000 |
| 2022 | \$34,799 | \$13,000 | \$47,799 | \$47,799 |
| 2021 | \$963 | \$13,000 | \$13,963 | \$13,963 |
| 2020 | \$63,805 | \$13,000 | \$76,805 | \$76,805 |

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.