



Address: [2714 HANNA AVE](#)
City: FORT WORTH
Georeference: 35260-43-18
Subdivision: ROSEN HEIGHTS FIRST FILING
Neighborhood Code: RET-Northwest Tarrant County General

Latitude: 32.7946258916
Longitude: -97.3715403758
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 43 Lot 18 THRU 21

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: F1

Year Built: 1985

Personal Property Account: N/A

Agent: ODAY HARRISON GRANT INC (00025)

Notice Sent Date: 5/1/2025

Notice Value: \$343,200

Protest Deadline Date: 5/31/2024

Site Number: 80181449
Site Name: WALLY WASH LAUNDROMAT
Site Class: RETGen - Retail-General/Specialty
Parcels: 1
Primary Building Name: WALLY WASH / 02529521
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 3,000
Net Leasable Area⁺⁺⁺: 3,000
Percent Complete: 100%
Land Sqft^{*}: 22,800
Land Acres^{*}: 0.5234
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:

RISCKY JIM

Primary Owner Address:

2314 AZLE AVE
FORT WORTH, TX 76164-6740

Deed Date: 8/28/1990
Deed Volume: 0076164
Deed Page: 0000377
Instrument: 00761640000377

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD-RISCKY JOINT VENTURE	7/29/1987	00090400000468	0009040	0000468
BOYD JAMES TERRY	5/30/1985	00081970000199	0008197	0000199
RISCKY JIM	5/20/1985	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	\$274,800	\$68,400	\$343,200	\$319,200
2024	\$197,600	\$68,400	\$266,000	\$266,000
2023	\$186,600	\$68,400	\$255,000	\$255,000
2022	\$151,600	\$68,400	\$220,000	\$220,000
2021	\$132,000	\$68,400	\$200,400	\$200,400
2020	\$126,600	\$68,400	\$195,000	\$195,000

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.