



**Address:** [2603 NW LORAIN ST](#)  
**City:** FORT WORTH  
**Georeference:** 35270-73-1  
**Subdivision:** ROSEN HEIGHTS SECOND FILING  
**Neighborhood Code:** 2M100E

**Latitude:** 32.7983206825  
**Longitude:** -97.3741009268  
**TAD Map:** 2036-408  
**MAPSCO:** TAR-061D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ROSEN HEIGHTS SECOND  
FILING Block 73 Lot 1 & 2

**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)

**Site Number:** 02540738

**Site Name:** ROSEN HEIGHTS SECOND FILING-73-1-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,288

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,777

**Land Acres<sup>\*</sup>:** 0.3392

**Pool:** N

**State Code:** A

**Year Built:** 1923

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$197,471

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

VELAZQUEZ LUIS

**Primary Owner Address:**

2603 NW LORAIN ST  
FORT WORTH, TX 76106-5251

**Deed Date:** 9/24/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214231983](#)

| Previous Owners                  | Date       | Instrument     | Deed Volume | Deed Page |
|----------------------------------|------------|----------------|-------------|-----------|
| VELAZQUEZ LUIS;VELAZQUEZ MARIA G | 6/5/2000   | 00143790000440 | 0014379     | 0000440   |
| HOPKINS VERA ALLENE              | 10/26/1999 | 00000000000000 | 0000000     | 0000000   |
| WETZEL PAULINE EST               | 11/16/1982 | 00020200000823 | 0002020     | 0000823   |
| WETZEL JAMES T;WETZEL PAULINE    | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$140,694          | \$56,777    | \$197,471    | \$98,148                     |
| 2024 | \$140,694          | \$56,777    | \$197,471    | \$89,225                     |
| 2023 | \$159,495          | \$54,777    | \$214,272    | \$81,114                     |
| 2022 | \$108,611          | \$19,500    | \$128,111    | \$73,740                     |
| 2021 | \$81,158           | \$19,500    | \$100,658    | \$67,036                     |
| 2020 | \$74,807           | \$19,500    | \$94,307     | \$60,942                     |

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.