



Address: [2617 NW LORAIN ST](#)
City: FORT WORTH
Georeference: 35270-73-9
Subdivision: ROSEN HEIGHTS SECOND FILING
Neighborhood Code: 2M100E

Latitude: 32.7990419188
Longitude: -97.37498087
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 9

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: 1958

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$297,362

Protest Deadline Date: 5/24/2024

Site Number: 02540797

Site Name: ROSEN HEIGHTS SECOND FILING-73-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,764

Percent Complete: 100%

Land Sqft^{*}: 7,246

Land Acres^{*}: 0.1663

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:

SALAS JUSTINO

Primary Owner Address:

2617 NW LORAIN ST
FORT WORTH, TX 76106-5251

Deed Date: 7/28/2022

Deed Volume:

Deed Page:

Instrument: 142-22-149345

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SALAS JUSTINO;SALAS MARIA I EST	9/12/2003	D203347094	0017205	0000054
CONOVER HA	3/13/2003	00165050000318	0016505	0000318
MANRIQUEZ FRANCES	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	\$248,116	\$49,246	\$297,362	\$130,402
2024	\$248,116	\$49,246	\$297,362	\$118,547
2023	\$281,270	\$36,230	\$317,500	\$107,770
2022	\$191,538	\$13,000	\$204,538	\$97,973
2021	\$143,125	\$13,000	\$156,125	\$89,066
2020	\$131,924	\$13,000	\$144,924	\$80,969

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.