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Address: [3009 NW 26TH ST](#)
City: FORT WORTH
Georeference: 35270-166-5
Subdivision: ROSEN HEIGHTS SECOND FILING
Neighborhood Code: 2M100F

Latitude: 32.8008857157
Longitude: -97.3839760971
TAD Map: 2030-412
MAPSCO: TAR-061C



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

PROPERTY DATA

Legal Description: ROSEN HEIGHTS SECOND
FILING Block 166 Lot 5

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: 1924

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02553864

Site Name: ROSEN HEIGHTS SECOND FILING-166-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,016

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:

MANAZI LLC

Primary Owner Address:

120 ASHLEY LN
LAKESIDE, TX 76108

Deed Date: 2/12/2021

Deed Volume:

Deed Page:

Instrument: [D221041291](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SALAS ALFREDO;SALAS MARIA	4/6/2015	D215073516		
MANAXI LLC	4/10/2010	D210138864	0000000	0000000
CASTANEDA GUSTAVO	4/12/2004	D204110445	0000000	0000000
HERNANDEZ MARIA D	9/22/1994	00117370000637	0011737	0000637
WOOTEN HELEN;WOOTEN R H	7/2/1991	00104580001403	0010458	0001403
PLS INVESTMENT SERV	3/7/1990	00098710000394	0009871	0000394
WOOTEN H E EST	12/31/1900	00008390000040	0000839	0000040

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	\$134,895	\$49,000	\$183,895	\$183,895
2024	\$134,895	\$49,000	\$183,895	\$183,895
2023	\$135,075	\$35,000	\$170,075	\$170,075
2022	\$118,036	\$13,000	\$131,036	\$131,036
2021	\$105,882	\$13,000	\$118,882	\$118,882
2020	\$80,320	\$13,000	\$93,320	\$93,320

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.