



Address: [2300 NINA MARIE ST](#)
City: SANSOM PARK
Georeference: 37440-31-17
Subdivision: SANSOM PARK ADDITION
Neighborhood Code: 2C020E

Latitude: 32.7959287908
Longitude: -97.405253901
TAD Map: 2024-408
MAPSCO: TAR-061A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SANSOM PARK ADDITION
Block 31 Lot 17

Jurisdictions:
CITY OF SANSOM PARK (039)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CASTLEBERRY ISD (917)

State Code: A
Year Built: 1953
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$164,401
Protest Deadline Date: 5/24/2024

Site Number: 02684225
Site Name: SANSOM PARK ADDITION-31-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,008
Percent Complete: 100%
Land Sqft^{*}: 9,539
Land Acres^{*}: 0.2189
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:
AVELAR FELIPE
AVELAR ROSA
Primary Owner Address:
2300 NINA MARIA ST
FORT WORTH, TX 76114-1523

Deed Date: 4/3/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206103638](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
INIGUEZ MARTIN	4/29/2002	00156510000098	0015651	0000098
SHERWOOD CATHERI;SHERWOOD JIMMY B	1/27/1985	00081450001294	0008145	0001294
JOSEPH S BIANCO	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	\$107,167	\$57,234	\$164,401	\$124,759
2024	\$107,167	\$57,234	\$164,401	\$113,417
2023	\$99,301	\$57,234	\$156,535	\$103,106
2022	\$92,307	\$38,156	\$130,463	\$93,733
2021	\$111,764	\$15,000	\$126,764	\$85,212
2020	\$103,019	\$15,000	\$118,019	\$77,465

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.