



**Address:** [2612 NE 28TH ST](#)  
**City:** FORT WORTH  
**Georeference:** 24910--3A  
**Subdivision:** MARTIN, IONA SUBDIVISION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7948216362  
**Longitude:** -97.3080062845  
**TAD Map:** 2054-408  
**MAPSCO:** TAR-063G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MARTIN, IONA SUBDIVISION  
Lot 3A

**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:** 1976

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$9,400

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80409830

**Site Name:** MI BELLA ENSENADA

**Site Class:** FSRest - Food Service-Full Service Restaurant

**Parcels:** 2

**Primary Building Name:** MI BELLA ENSENADA / 04682165

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 1,880

**Land Acres<sup>\*</sup>:** 0.0431

**Pool:** N

<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:**

ELTIAR ASEM

**Primary Owner Address:**

2705 LOS ALAMOS TR  
FORT WORTH, TX 76131

**Deed Date:** 10/1/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209271130](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ELTIAR NOMAT ELTIAR;ELTIAR ZAID	12/20/1991	00104820000514	0010482	0000514
TACO BELL #1330	12/31/1900	00093480002181	0009348	0002181

## 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	\$0	\$9,400	\$9,400	\$5,414
2024	\$0	\$9,400	\$9,400	\$4,512
2023	\$0	\$3,760	\$3,760	\$3,760
2022	\$0	\$3,760	\$3,760	\$3,760
2021	\$0	\$3,760	\$3,760	\$3,760
2020	\$0	\$3,008	\$3,008	\$3,008

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.