



Address: [2312 HANNA AVE](#)
City: FORT WORTH
Georeference: 35260-39-19
Subdivision: ROSEN HEIGHTS FIRST FILING
Neighborhood Code: 2M110I

Latitude: 32.7873587837
Longitude: -97.3716161198
TAD Map: 2036-404
MAPSCO: TAR-061H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROSEN HEIGHTS FIRST FILING
Block 39 Lot 19

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: 1954
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 04693949
Site Name: ROSEN HEIGHTS FIRST FILING-39-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,152
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:
GARCIA JOSE A
GARCIA NORMA I
Primary Owner Address:
3412 E BELKNAP ST
FORT WORTH, TX 76111-4804

Deed Date: 3/15/1999
Deed Volume: 0014143
Deed Page: 0000038
Instrument: 00141430000038

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAZAN JORGE L	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	\$151,165	\$49,000	\$200,165	\$200,165
2024	\$151,165	\$49,000	\$200,165	\$200,165
2023	\$163,587	\$35,000	\$198,587	\$198,587
2022	\$102,105	\$13,000	\$115,105	\$115,105
2021	\$103,001	\$13,000	\$116,001	\$116,001
2020	\$94,940	\$13,000	\$107,940	\$107,940

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.