



**Address:** [3313 AVE G](#)  
**City:** FORT WORTH  
**Georeference:** 32750-26-12  
**Subdivision:** POLYTECHNIC HEIGHTS ADDITION  
**Neighborhood Code:** M1F02E

**Latitude:** 32.7300460011  
**Longitude:** -97.2773940074  
**TAD Map:** 2066-384  
**MAPSCO:** TAR-078L



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

**PROPERTY DATA**

**Legal Description:** POLYTECHNIC HEIGHTS  
ADDITION Block 26 Lot 12

**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:** B

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00500)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06236189  
**Site Name:** POLYTECHNIC HEIGHTS ADDITION-26-12  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size+++:** 1,568  
**Percent Complete:** 100%  
**Land Sqft\*:** 6,250  
**Land Acres\*:** 0.1434  
**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:**  
HAPPY ROCK INVESTMENTS LLC  
**Primary Owner Address:**  
2607 SUZANNE TRL  
HUDSON OAKS, TX 76087

**Deed Date:** 8/30/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223168422](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WITTROCK DENA R;WITTROCK THOMAS ALLEN	5/15/2020	<a href="#">D220111068</a>		
WITTROCK TOM	12/12/2007	<a href="#">D207449629</a>	0000000	0000000
PHILLIPS MICHAEL	6/6/2007	<a href="#">D207208247</a>	0000000	0000000
DUARTE EFRAIN R	7/31/2006	<a href="#">D206242330</a>	0000000	0000000
KUNKEL TROY	4/6/2004	<a href="#">D204101778</a>	0000000	0000000
TK BUSINESS MANAGEMENT CORP	2/12/2004	<a href="#">D204058706</a>	0000000	0000000
DEUTSCHE BANK TRUST CO AMER	7/1/2003	<a href="#">D203282351</a>	0017018	0000201
AYLES TIMOTHY L	5/10/1999	00138100000519	0013810	0000519
FOTOPOULOS SAM	8/14/1995	00120660000861	0012066	0000861
COLLIER RODNEY	2/23/1995	00118890000126	0011889	0000126
SEC OF HUD	7/9/1993	00111550000712	0011155	0000712
CRAM MTG SERVICE INC	7/6/1993	00111410001193	0011141	0001193
WILLIAMS WILLARD ELD SR	1/1/1987	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 <sup>+</sup>
2025	\$151,000	\$5,000	\$156,000	\$156,000
2024	\$168,000	\$5,000	\$173,000	\$173,000
2023	\$156,000	\$5,000	\$161,000	\$161,000
2022	\$131,000	\$5,000	\$136,000	\$136,000
2021	\$131,000	\$5,000	\$136,000	\$136,000
2020	\$120,374	\$2,000	\$122,374	\$122,374

Pending indicates that the property record has not yet been completed for the indicated tax year.

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## EXEMPTIONS / SPECIAL APPRAISAL

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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.