



**Address:** [2300 JEAN HILLS LN](#)  
**City:** FORT WORTH  
**Georeference:** 18400-1-24  
**Subdivision:** JEAN HILLS ADDITION  
**Neighborhood Code:** 1H050H

**Latitude:** 32.6882946865  
**Longitude:** -97.300241322  
**TAD Map:** 2060-368  
**MAPSCO:** TAR-091H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** JEAN HILLS ADDITION Block 1  
Lot 24

**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:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$283,248

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

**Site Number:** 40715450

**Site Name:** JEAN HILLS ADDITION-1-24

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,702

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,454

**Land Acres<sup>\*</sup>:** 0.2399

**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:**

MENDEZ ARTURO  
SANCHEZ MARIA NOHEMI SANDOVAL

**Primary Owner Address:**

2300 JEAN HILLS LN  
FORT WORTH, TX 76119

**Deed Date:** 12/19/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219008694](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FTW JEAN HILLS 72 LLC	9/12/2016	<a href="#">D216215368</a>		
PROPERTY MANAGEMENT ANALYST INC	8/12/2015	<a href="#">D216121430</a>		
PMA TRUSTEE	8/12/2015	<a href="#">D215204090</a>		
SIBELIUS DEVELOPMENT LLC	9/5/2013	<a href="#">D213241589</a>	0000000	0000000
GH RESIDENTIAL LLC	6/4/2013	<a href="#">D213165391</a>	0000000	0000000
TEXAS TRUST CREDIT UNION	12/7/2011	<a href="#">D211296219</a>	0000000	0000000
BIG SKY INVESTMENTS LLC	12/29/2008	<a href="#">D208469696</a>	0000000	0000000
JPMORGAN CHASE BANK NA	5/24/2008	<a href="#">D208245806</a>	0000000	0000000
TEXAS HSG & ECONOMIC RES INC	1/1/2005	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	\$252,794	\$30,454	\$283,248	\$283,248
2024	\$252,794	\$30,454	\$283,248	\$264,121
2023	\$264,680	\$30,454	\$295,134	\$240,110
2022	\$208,282	\$10,000	\$218,282	\$218,282
2021	\$195,389	\$10,000	\$205,389	\$205,389
2020	\$176,762	\$10,000	\$186,762	\$186,762

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.