



## LOCATION

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**Address:** [2300 HANNA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 35260-39-13-10  
**Subdivision:** ROSEN HEIGHTS FIRST FILING  
**Neighborhood Code:** 2M110I

**Latitude:** 32.7865268766  
**Longitude:** -97.3717032749  
**TAD Map:** 2036-404  
**MAPSCO:** TAR-061M



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** ROSEN HEIGHTS FIRST FILING  
Block 39 Lot W96' 13

**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:** 1925

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02528452

**Site Name:** ROSEN HEIGHTS FIRST FILING-39-13-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,472

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,800

**Land Acres<sup>\*</sup>:** 0.1101

**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

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**Current Owner:**

MARTINEZ JUAN ANTONIO  
MARTINEZ ROSA MARIA

**Primary Owner Address:**

2300 HANNA AVE  
FORT WORTH, TX 76164

**Deed Date:** 10/17/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221304370](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ VANESSA	4/5/2019	<a href="#">D219071259</a>		
MARTINEZ JUAN A; MARTINEZ ROSA	8/15/1997	00128780000321	0012878	0000321
MORELOCK BETTY	8/1/1997	00128570000017	0012857	0000017
REYES DAVID; REYES ELIZABETH	9/16/1993	00112420001074	0011242	0001074
MORELOCK BETTY	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$166,482	\$33,600	\$200,082	\$143,760
2023	\$180,890	\$24,000	\$204,890	\$130,691
2022	\$109,060	\$9,750	\$118,810	\$118,810
2021	\$110,016	\$9,750	\$119,766	\$119,766
2020	\$97,117	\$9,750	\$106,867	\$106,867

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.