



Address: [3106 HANNA AVE](#)
City: FORT WORTH
Georeference: 47810-24-21
Subdivision: WORTH HILLS ADDITION
Neighborhood Code: 2M100D

Latitude: 32.8018041659
Longitude: -97.3711038114
TAD Map: 2036-412
MAPSCO: TAR-061D



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

PROPERTY DATA

Legal Description: WORTH HILLS ADDITION Block
24 Lot 21

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: 2012

Personal Property Account: N/A

Agent: FW AREA HABITAT FOR HUMANITY (00566)

Site Number: 03670864

Site Name: WORTH HILLS ADDITION-24-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,185

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 CARLOS

Primary Owner Address:

3106 HANNA AVE
FORT WORTH, TX 76106-5318

Deed Date: 5/14/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213123011](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FT WORTH AREA HAB HUMANITY INC	9/16/2011	D211226380	0000000	0000000
DIAZ JUVENT;ORTEGA JUVENAL	4/19/2011	D211205534	0000000	0000000
PEAK CRAIG C	4/13/2011	D211095454	0000000	0000000
FORT WORTH CITY OF	3/8/2005	D205232225	0000000	0000000
MCCASLIN CHARLES	8/9/1988	00094010001688	0009401	0001688
FORT WORTH CITY OF	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$195,651	\$49,000	\$244,651	\$157,985
2023	\$200,621	\$35,000	\$235,621	\$143,623
2022	\$170,868	\$13,000	\$183,868	\$130,566
2021	\$120,900	\$13,000	\$133,900	\$118,696
2020	\$120,900	\$13,000	\$133,900	\$107,905

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.