



Address: [3704 HAMILTON AVE](#)
City: FORT WORTH
Georeference: 26480-25-7-30
Subdivision: MONTICELLO ADDITION-FORT WORTH
Neighborhood Code: 4C120B

Latitude: 32.7565961408
Longitude: -97.3717531042
TAD Map: 2036-396
MAPSCO: TAR-061Z



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

PROPERTY DATA

Legal Description: MONTICELLO ADDITION-FORT WORTH Block 25 Lot 7 & SE1/2 LT 6

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)

Site Number: 01801848
Site Name: MONTICELLO ADDITION-FORT WORTH-25-7-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,659
Percent Complete: 100%
Land Sqft^{*}: 14,220
Land Acres^{*}: 0.3264
Pool: Y

State Code: A

Year Built: 1940

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

DUNGAN MARK
DUNGAN LYNLEY

Deed Date: 4/29/1999

Deed Volume: 0013792

Primary Owner Address:

3704 HAMILTON AVE
FORT WORTH, TX 76107-1706

Deed Page: 0000136

Instrument: 00137920000136

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUINN F D JR	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	\$251,041	\$639,900	\$890,941	\$868,404
2023	\$256,032	\$639,900	\$895,932	\$789,458
2022	\$219,989	\$497,700	\$717,689	\$717,689
2021	\$209,256	\$497,700	\$706,956	\$696,408
2020	\$135,398	\$497,700	\$633,098	\$633,098

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.