



Address: [3609 STANLEY AVE](#)
City: FORT WORTH
Georeference: 44190-8-3
Subdivision: UNIVERSITY HILL ADDN (FT W)
Neighborhood Code: 4T930C

Latitude: 32.6964329387
Longitude: -97.3457101673
TAD Map: 2042-372
MAPSCO: TAR-090C



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

PROPERTY DATA

Legal Description: UNIVERSITY HILL ADDN (FT W)
Block 8 Lot 3

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: 1951

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03222144

Site Name: UNIVERSITY HILL ADDN (FT W)-8-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 971

Percent Complete: 100%

Land Sqft^{*}: 6,750

Land Acres^{*}: 0.1549

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:
MONTROYA NICOLAS ROSALEZ
Primary Owner Address:
3609 STANLEY AVE
FORT WORTH, TX 76110-4842

Deed Date: 10/23/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208409860](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALANIZ ANA;ALANIZ JOE ALANIZ	7/26/2007	D207267052	0000000	0000000
HAGUE TERRY;HAGUE TOMMY HAGUE	7/21/2006	D207221162	0000000	0000000
HAGUE WILMA R EST	1/15/1986	00000000000000	0000000	0000000
HAGUE JOE K	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	\$183,280	\$40,500	\$223,780	\$144,581
2023	\$140,020	\$40,500	\$180,520	\$131,437
2022	\$140,715	\$25,000	\$165,715	\$119,488
2021	\$110,140	\$25,000	\$135,140	\$108,625
2020	\$82,158	\$25,000	\$107,158	\$98,750

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.