



**Address:** [3621 STANLEY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44190-8-6  
**Subdivision:** UNIVERSITY HILL ADDN (FT W)  
**Neighborhood Code:** 4T930C

**Latitude:** 32.6960256929  
**Longitude:** -97.3457125857  
**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 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)

**State Code:** A

**Year Built:** 1951

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03222179

**Site Name:** UNIVERSITY HILL ADDN (FT W)-8-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,270

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,750

**Land Acres<sup>\*</sup>:** 0.1549

**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:**

GRACIA DOMINGO SIMENTAL

**Primary Owner Address:**

3621 STANLEY AVE  
FORT WORTH, TX 76110-4842

**Deed Date:** 11/28/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207429097](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALBA CARLOS;ALBA R DEL FIERO	4/24/2007	<a href="#">D207154105</a>	0000000	0000000
ROSE LAND & FINANCE CORP	4/1/2007	<a href="#">D207154104</a>	0000000	0000000
FIRST NATL ACCEPTANCE CO	4/5/2002	<a href="#">D205102925</a>	0000000	0000000
HGU INVESTMENTS INC	3/31/1998	00131560000175	0013156	0000175
SUNRISE INVESTMENTS	12/31/1997	00130350000086	0013035	0000086
WESTERN UNITED LIFE ASSURANCE	6/3/1997	00127860000008	0012786	0000008
HOLLOWAY REBECCA A	2/22/1996	00123680001942	0012368	0001942
TICE WILLIAM E	10/12/1994	00117940002293	0011794	0002293
WESTERN UNITED LIFE ASSURANCE	9/7/1993	00112350000579	0011235	0000579
KENNEDY RODNEY W;KENNEDY TAMARA	1/26/1993	00109290001140	0010929	0001140
MCKNIGHT INVESTMENTS	11/25/1992	00108750001923	0010875	0001923
LODE BARBARA L EST	2/13/1992	00105620001054	0010562	0001054
LODE CLYDE	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	\$267,366	\$40,500	\$307,866	\$205,917
2023	\$204,451	\$40,500	\$244,951	\$187,197
2022	\$200,916	\$25,000	\$225,916	\$170,179
2021	\$132,712	\$25,000	\$157,712	\$154,708
2020	\$115,644	\$25,000	\$140,644	\$140,644

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

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- 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.