

# Tarrant Appraisal District Property Information | PDF Account Number: 03222179

#### Address: <u>3621 STANLEY AVE</u>

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

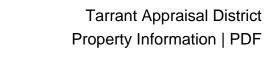
Protest Deadline Date: 5/15/2025

Site 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

Site Number: 03222179

+++ Rounded.

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





### **OWNER INFORMATION**

### Current Owner:

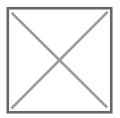
GRACIA DOMINGO SIMENTAL

Primary Owner Address: 3621 STANLEY AVE FORT WORTH, TX 76110-4842 Deed Date: 11/28/2007 Deed Volume: 000000 Deed Page: 0000000 Instrument: D207429097

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALBA CARLOS;ALBA R DEL FIERO	4/24/2007	D207154105	000000	0000000
ROSE LAND & FINANCE CORP	4/1/2007	D207154104	000000	0000000
FIRST NATL ACCEPTANCE CO	4/5/2002	D205102925	000000	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	000000000000000000000000000000000000000	000000	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	\$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**

#### • 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.