



**Address:** [3636 JAMES AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44190-8-15  
**Subdivision:** UNIVERSITY HILL ADDN (FT W)  
**Neighborhood Code:** 4T930C

**Latitude:** 32.6954982937  
**Longitude:** -97.3452290918  
**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 15

**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:** 03222276

**Site Name:** UNIVERSITY HILL ADDN (FT W)-8-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 892

**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:**

ALANIS RAUL

**Primary Owner Address:**

3636 JAMES AVE  
FORT WORTH, TX 76110-4931

**Deed Date:** 4/23/1999

**Deed Volume:** 0013781

**Deed Page:** 0000409

**Instrument:** 00137810000409

| Previous Owners      | Date       | Instrument     | Deed Volume | Deed Page |
|----------------------|------------|----------------|-------------|-----------|
| BARNARD JEANETTE SUE | 11/19/1986 | 00087560000839 | 0008756     | 0000839   |
| MAPLES DAVID S       | 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 | \$142,311          | \$40,500    | \$182,811    | \$124,027                    |
| 2023 | \$110,282          | \$40,500    | \$150,782    | \$112,752                    |
| 2022 | \$111,258          | \$25,000    | \$136,258    | \$102,502                    |
| 2021 | \$88,479           | \$25,000    | \$113,479    | \$93,184                     |
| 2020 | \$64,622           | \$25,000    | \$89,622     | \$84,713                     |

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.