



Address: [3612 JAMES AVE](#)
City: FORT WORTH
Georeference: 44190-8-21
Subdivision: UNIVERSITY HILL ADDN (FT W)
Neighborhood Code: 4T930C

Latitude: 32.6962959938
Longitude: -97.3452275345
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 21

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: 1959

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/15/2025

Site Number: 03222330

Site Name: UNIVERSITY HILL ADDN (FT W)-8-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 894

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:
EDDLEMAN FAMILY TRUST
Primary Owner Address:
6711 BLAKE DR
ARLINGTON, TX 76001-6629

Deed Date: 7/1/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208355295](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDDLEMAN JACK G	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	\$65,474	\$40,500	\$105,974	\$105,974
2023	\$51,443	\$40,500	\$91,943	\$91,943
2022	\$65,533	\$25,000	\$90,533	\$90,533
2021	\$52,619	\$25,000	\$77,619	\$77,619
2020	\$42,411	\$25,000	\$67,411	\$67,411

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

There are no exemptions for this property

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.