



**Address:** [3608 JAMES AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44190-8-22  
**Subdivision:** UNIVERSITY HILL ADDN (FT W)  
**Neighborhood Code:** 4T930C

**Latitude:** 32.696433  
**Longitude:** -97.3452272811  
**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 22

**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:** 1946

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03222349

**Site Name:** UNIVERSITY HILL ADDN (FT W)-8-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 773

**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:**

PEREZ ALEJANDRO

**Primary Owner Address:**

3608 JAMES AVE  
FORT WORTH, TX 76110-4931

**Deed Date:** 2/3/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204046643](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
USELTON SYLVIA P	7/31/2002	00000000000000	0000000	0000000
USELTON JAMES EDWARD EST	12/31/1900	00063400000229	0006340	0000229

## 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	\$67,927	\$40,500	\$108,427	\$91,960
2023	\$53,404	\$40,500	\$93,904	\$83,600
2022	\$54,717	\$25,000	\$79,717	\$76,000
2021	\$44,091	\$25,000	\$69,091	\$69,091
2020	\$43,840	\$25,000	\$68,840	\$66,515

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.