



Address: [3408 HAMILTON AVE](#)

City: FORT WORTH

Georeference: 1460-24-18

Subdivision: BAILEY, WILLIAM J ADDITION

Neighborhood Code: 4C120A

Latitude: 32.7550669559

Longitude: -97.3670820831

TAD Map: 2036-392

MAPSCO: TAR-062W



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BAILEY, WILLIAM J ADDITION
Block 24 Lot 18

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: 2016

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00111236

Site Name: BAILEY, WILLIAM J ADDITION-24-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,665

Percent Complete: 100%

Land Sqft^{*}: 6,100

Land Acres^{*}: 0.1400

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:

FREDERIC FRANKEL & MARY FRANKEL REVOCABLE TRUST

Deed Date: 4/3/2018

Deed Volume:

Deed Page:

Instrument: [D218071560](#)

Primary Owner Address:

3408 HAMILTON AVE
FORT WORTH, TX 76107

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| FRANKEL FREDERIC A;FRANKEL MARY M | 2/14/2017 | D217034868 | | |
| WEEKLEY HOMES LLC | 12/18/2015 | D215286162 | | |
| HEB HOMES LLC | 5/28/2015 | D215119126 | | |
| KATSANAM HOLDINGS LLC | 5/28/2015 | D215119104 | | |
| HARRIS MARVIN M | 3/20/2012 | 000000000000000 | 0000000 | 0000000 |
| HARRIS EVA;HARRIS MARVIN M | 2/1/1972 | 00051910000852 | 0005191 | 0000852 |
| HUD | 12/31/1900 | 000000000000000 | 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 | \$471,300 | \$183,000 | \$654,300 | \$654,300 |
| 2024 | \$471,300 | \$183,000 | \$654,300 | \$654,300 |
| 2023 | \$452,504 | \$183,000 | \$635,504 | \$635,504 |
| 2022 | \$474,273 | \$183,000 | \$657,273 | \$657,273 |
| 2021 | \$475,474 | \$183,000 | \$658,474 | \$658,474 |
| 2020 | \$416,046 | \$183,000 | \$599,046 | \$599,046 |

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.