



Address: [3613 DECATUR AVE](#)
City: FORT WORTH
Georeference: 14570-24-19
Subdivision: FOSTEPCO HEIGHTS ADDITION
Neighborhood Code: 2M200F

Latitude: 32.8095467301
Longitude: -97.3399324115
TAD Map: 2048-412
MAPSCO: TAR-048Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOSTEPCO HEIGHTS
ADDITION Block 24 Lot 19

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: 1953

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$105,000

Protest Deadline Date: 5/24/2024

Site Number: 00987743

Site Name: FOSTEPCO HEIGHTS ADDITION-24-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,132

Percent Complete: 100%

Land Sqft ^{*}: 7,700

Land Acres ^{*}: 0.1767

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:

RUIZ JOHN FRANCIS

Primary Owner Address:

PO BOX 164403
FORT WORTH, TX 76161-4403

Deed Date: 10/4/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207403462](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUIZ CECILIA	1/15/1993	000000000000000	0000000	0000000
RUIZ DAVID R	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	\$55,300	\$49,700	\$105,000	\$95,834
2024	\$55,300	\$49,700	\$105,000	\$87,122
2023	\$73,594	\$38,500	\$112,094	\$79,202
2022	\$62,002	\$10,000	\$72,002	\$72,002
2021	\$59,803	\$10,000	\$69,803	\$69,803
2020	\$76,644	\$8,356	\$85,000	\$73,810

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.