



Address: [3963 HATCHER ST](#)
City: FORT WORTH
Georeference: 25990-2-1B
Subdivision: MIDWEST ESTATES ADDITION
Neighborhood Code: 1H040N

Latitude: 32.7042467228
Longitude: -97.2575622756
TAD Map: 2072-376
MAPSCO: TAR-079W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MIDWEST ESTATES ADDITION
Block 2 Lot 1B

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: 1957

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$97,813

Protest Deadline Date: 5/24/2024

Site Number: 01776487

Site Name: MIDWEST ESTATES ADDITION-2-1B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,041

Percent Complete: 100%

Land Sqft^{*}: 5,315

Land Acres^{*}: 0.1220

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:

HAMILTON RODERICK
HAMILTON CRYSTAL

Primary Owner Address:

1206 WATERMOON
RICHMOND, TX 77469

Deed Date: 3/14/2025

Deed Volume:

Deed Page:

Instrument: [D225047363](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUMMINGS BENETHA	8/19/2005	D205252460	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	6/7/2005	D205166851	0000000	0000000
WILLIAMS C;WILLIAMS FELECIE	7/24/2003	D203291882	0017044	0000292
LATSON FELECIE D	2/1/1991	00101810000939	0010181	0000939
DAWSON LYDIA;DAWSON WAYNE	1/5/1989	00094850001186	0009485	0001186
MCBROOM MARVIN W	10/6/1988	00093990002226	0009399	0002226
TEXAS ENERGY RESOURCES INC	10/5/1988	00093990002224	0009399	0002224
HAWKINS EVA LOUISE	10/4/1988	00094000000690	0009400	0000690
HAWKINS ALFRED	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	\$81,868	\$15,945	\$97,813	\$97,813
2024	\$81,868	\$15,945	\$97,813	\$97,813
2023	\$79,945	\$15,945	\$95,890	\$95,890
2022	\$69,883	\$5,000	\$74,883	\$74,883
2021	\$48,000	\$5,000	\$53,000	\$53,000
2020	\$48,000	\$5,000	\$53,000	\$53,000

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.