



Address: [3729 HAMILTON AVE](#)
City: FORT WORTH
Georeference: 26480-19-17
Subdivision: MONTICELLO ADDITION-FORT WORTH
Neighborhood Code: 4C120B

Latitude: 32.7566194113
Longitude: -97.3731144639
TAD Map: 2036-396
MAPSCO: TAR-061Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MONTICELLO ADDITION-FORT WORTH Block 19 Lot 17

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: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Protest Deadline Date: 5/24/2024

Site Number: 01800647
Site Name: MONTICELLO ADDITION-FORT WORTH-19-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,666
Percent Complete: 100%
Land Sqft*: 8,664
Land Acres*: 0.1988
Plant:
Pool:

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
CUMMINS RENEE L TR
Primary Owner Address:
1120 BROAD AVE
FORT WORTH, TX 76107-1529

Deed Date: 6/10/1997
Deed Volume: 0012798
Deed Page: 0000250
Instrument: 00127980000250

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUMMINS RENEE L	7/7/1994	00116750001248	0011675	0001248
CUMMINS CAMERON E;CUMMINS RENEE L	11/2/1984	00079980000845	0007998	0000845
GREADY HILDA C	12/31/1900	00076640000106	0007664	0000106
MAGRUDER GEORGE B J	12/30/1900	00017560000125	0001756	0000125

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	\$73,620	\$389,880	\$463,500	\$463,500
2024	\$125,120	\$389,880	\$515,000	\$515,000
2023	\$115,120	\$389,880	\$505,000	\$505,000
2022	\$130,550	\$303,240	\$433,790	\$433,790
2021	\$15,440	\$389,880	\$405,320	\$405,320
2020	\$15,440	\$389,880	\$405,320	\$405,320

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.