



Address: [3816 HAMILTON AVE](#)
City: FORT WORTH
Georeference: 26480-24-8B
Subdivision: MONTICELLO ADDITION-FORT WORTH
Neighborhood Code: 4C120B

Latitude: 32.7574403616
Longitude: -97.3746967894
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 24 Lot 8B & 9

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)

Site Number: 01801619

Site Name: MONTICELLO ADDITION-FORT WORTH-24-8B-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,348

Percent Complete: 100%

Land Sqft^{*}: 12,000

Land Acres^{*}: 0.2754

State Code: A

Year Built: 1940

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Notice Sent Date: 4/15/2025

Notice Value: \$1,176,000

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HENDERSON SIMONE J
HENDERSON GARY T

Primary Owner Address:
3816 HAMILTON AVE
FORT WORTH, TX 76107

Deed Date: 6/28/2019

Deed Volume:

Deed Page:

Instrument: [D220242605 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYDICK ROBERT W	10/3/2016	D216242159-CWD		
HESTER ELIZABET;HESTER WILIAM	7/9/2007	D207248488	0000000	0000000
STANIFORD FOYE M	7/20/2001	00150300000215	0015030	0000215
NEWMAN JANIS K BELCHER	8/1/1980	00069700001575	0006970	0001575

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	\$510,000	\$540,000	\$1,050,000	\$1,050,000
2024	\$636,000	\$540,000	\$1,176,000	\$1,088,482
2023	\$558,000	\$540,000	\$1,098,000	\$989,529
2022	\$533,737	\$420,000	\$953,737	\$899,572
2021	\$533,737	\$420,000	\$953,737	\$817,793
2020	\$323,448	\$420,000	\$743,448	\$743,448

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.