



Address: [3616 ROYAL CREST DR](#)
City: FORT WORTH
Georeference: 36680-2-5B
Subdivision: ROYAL CREST ADDITION
Neighborhood Code: 1E010B

Latitude: 32.639637892
Longitude: -97.266740478
TAD Map: 2066-352
MAPSCO: TAR-106H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROYAL CREST ADDITION Block
2 Lot 5B

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 1972

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$144,853

Protest Deadline Date: 5/24/2024

Site Number: 02568349

Site Name: ROYAL CREST ADDITION-2-5B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,331

Percent Complete: 100%

Land Sqft^{*}: 4,991

Land Acres^{*}: 0.1145

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:

RAMIREZ JOHNNY

Primary Owner Address:

3616 ROYAL CREST DR
FORT WORTH, TX 76140-2715

Deed Date: 3/28/2016

Deed Volume:

Deed Page:

Instrument: [D216075418](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMIREZ JUAN	6/30/1995	00120210000650	0012021	0000650
GOLESTANI DIANA E;GOLESTANI GHOLAM R	2/4/1994	00114620002288	0011462	0002288
BLACKSTONE FRANCES	7/22/1993	00111660001070	0011166	0001070
PARTNER PROPERTIES INC	6/23/1992	00107070001703	0010707	0001703
CHILDERS JOHN V	6/22/1992	00107070001700	0010707	0001700
SECRETARY OF HUD	11/30/1990	00101160002089	0010116	0002089
MORRIS DONALD R	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	\$114,907	\$29,946	\$144,853	\$144,853
2024	\$114,907	\$29,946	\$144,853	\$135,160
2023	\$112,924	\$30,000	\$142,924	\$122,873
2022	\$101,703	\$10,000	\$111,703	\$111,703
2021	\$100,883	\$10,000	\$110,883	\$110,883
2020	\$118,376	\$10,000	\$128,376	\$102,220

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.