



Address: [3245 COLLEGE AVE](#)
City: FORT WORTH
Georeference: 39450-44-12
Subdivision: SOUTH HEMPHILL HEIGHTS ADDN
Neighborhood Code: M4T03D

Latitude: 32.7024395593
Longitude: -97.3351997056
TAD Map: 2048-376
MAPSCO: TAR-090D



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

PROPERTY DATA

Legal Description: SOUTH HEMPHILL HEIGHTS
ADDN Block 44 Lot 12

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: B

Year Built: 1960

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$215,960

Protest Deadline Date: 5/24/2024

Site Number: 02820455

Site Name: SOUTH HEMPHILL HEIGHTS ADDN-44-12

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,233

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

LOPEZ DANIEL

Primary Owner Address:

3245 COLLEGE AVE
FORT WORTH, TX 76110

Deed Date: 6/19/2024

Deed Volume:

Deed Page:

Instrument: [D224114359](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALEGRIA ERNESTO W	2/4/2015	D215025249		
BANCROFT PROPERTIES LP	7/20/2006	D206238663	0000000	0000000
TRE INVESTING LLC	9/2/2004	D204278645	0000000	0000000
WEAVER 3B INC	7/21/2004	D204229915	0000000	0000000
CAPITAL RESERVE CORP	5/4/2004	D204229914	0000000	0000000
AMERICA'S HOME BUYERS INC	2/5/2003	00164290000195	0016429	0000195
LADLEY BECKY;LADLEY WILLIAM M	12/6/2002	00164290000191	0016429	0000191
BUSH EDWIN L ETAL III	12/25/1998	00164290000190	0016429	0000190
BUSH LOIS D	11/10/1988	00000000000000	0000000	0000000
BUSH EDWIN L	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	\$173,460	\$42,500	\$215,960	\$215,960
2024	\$173,460	\$42,500	\$215,960	\$215,960
2023	\$167,632	\$42,500	\$210,132	\$210,132
2022	\$112,826	\$45,000	\$157,826	\$157,826
2021	\$69,548	\$45,000	\$114,548	\$114,548
2020	\$118,285	\$10,000	\$128,285	\$128,285

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

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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.