



**Address:** [412 W HAMMOND ST](#)  
**City:** FORT WORTH  
**Georeference:** 39570-23-13-30  
**Subdivision:** SOUTH SIDE ADDITION-FT WORTH  
**Neighborhood Code:** 4T930K

**Latitude:** 32.6808895561  
**Longitude:** -97.3288299706  
**TAD Map:** 2048-368  
**MAPSCO:** TAR-091J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTH SIDE ADDITION-FT  
WORTH Block 23 Lot 13 & W 35' LOT 14

**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:** 02896656

**Site Name:** SOUTH SIDE ADDITION-FT WORTH-23-13-30

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 793

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**Pool:** N

**State Code:** A

**Year Built:** 1936

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$79,833

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

AVILA LEON

**Primary Owner Address:**

412 W HAMMOND ST  
FORT WORTH, TX 76115-2524

**Deed Date:** 5/22/2003

**Deed Volume:** 0016754

**Deed Page:** 0000123

**Instrument:** 00167540000123

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASA NUEVAS INC	5/9/2003	001670600000099	0016706	0000099
CORNISH LEWIS WELLM JR	6/9/2000	001440800000353	0014408	0000353
CORNISH LEWIS	6/23/1997	001281300000233	0012813	0000233
MCKINNEY GARY J	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$49,833	\$30,000	\$79,833	\$69,826
2024	\$49,833	\$30,000	\$79,833	\$63,478
2023	\$51,045	\$30,000	\$81,045	\$57,707
2022	\$44,651	\$25,000	\$69,651	\$52,461
2021	\$29,293	\$25,000	\$54,293	\$47,692
2020	\$32,106	\$11,250	\$43,356	\$43,356

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.