



**Address:** [3509 JAMES AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44190-2-3  
**Subdivision:** UNIVERSITY HILL ADDN (FT W)  
**Neighborhood Code:** 4T930C

**Latitude:** 32.6982292092  
**Longitude:** -97.3446224597  
**TAD Map:** 2042-372  
**MAPSCO:** TAR-090C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** UNIVERSITY HILL ADDN (FT W)  
Block 2 Lot 3

**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:** 1940  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03220869  
**Site Name:** UNIVERSITY HILL ADDN (FT W)-2-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 784  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,750  
**Land Acres<sup>\*</sup>:** 0.1549  
**Pool:** N

<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:**  
PEREA FRANCISCO  
PEREA NORMA C  
**Primary Owner Address:**  
3509 JAMES AVE  
FORT WORTH, TX 76110-4930

**Deed Date:** 8/30/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D211214949](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STAR BANK OF TEXAS	8/2/2011	<a href="#">D211184047</a>	0000000	0000000
PEREA FRANCISO	11/30/2010	<a href="#">D210294801</a>	0000000	0000000
CAP H INVESTMENTS LLC	2/22/2008	<a href="#">D208064177</a>	0000000	0000000
HOOPER DONNA ETAL	1/21/2008	<a href="#">D208064175</a>	0000000	0000000
PERKINS MARILYN S	7/31/2001	000000000000000	0000000	0000000
GARDNER JAMES W EST	2/13/1998	00130880000464	0013088	0000464
HOOPER DONNA;HOOPER RONALD W	8/23/1991	00103650000470	0010365	0000470
SANDERS CYNTHIA;SANDERS PAUL E	7/1/1982	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	\$59,500	\$40,500	\$100,000	\$100,000
2024	\$66,113	\$40,500	\$106,613	\$106,613
2023	\$51,370	\$40,500	\$91,870	\$91,870
2022	\$52,633	\$25,000	\$77,633	\$77,633
2021	\$41,829	\$25,000	\$66,829	\$66,829
2020	\$40,871	\$25,000	\$65,871	\$65,871

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.