



**Address:** [3513 JAMES AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44190-2-4  
**Subdivision:** UNIVERSITY HILL ADDN (FT W)  
**Neighborhood Code:** 4T930C

**Latitude:** 32.6980948826  
**Longitude:** -97.3446236016  
**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 4

**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:** 1954  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03220877  
**Site Name:** UNIVERSITY HILL ADDN (FT W)-2-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 776  
**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:**  
TAYLOR LEMEUL W III  
**Primary Owner Address:**  
108 COTTONWOOD ST  
JOSHUA, TX 76058

**Deed Date:** 6/1/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223101040](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BETTY R TAYLOR 2019 IRREVOCABLE TRUST	4/29/2019	<a href="#">D219099652</a>		
TAYLOR LEMUEL W EST JR	12/31/1900	0000000000000000	00000000	00000000



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	\$68,133	\$40,500	\$108,633	\$108,633
2024	\$68,133	\$40,500	\$108,633	\$108,633
2023	\$53,568	\$40,500	\$94,068	\$94,068
2022	\$54,884	\$25,000	\$79,884	\$79,884
2021	\$44,228	\$25,000	\$69,228	\$69,228
2020	\$43,978	\$25,000	\$68,978	\$68,978

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.