

Tarrant Appraisal District

Property Information | PDF

Account Number: 03220877

Address: 3513 JAMES AVE

City: FORT WORTH
Georeference: 44190-2-4

Subdivision: UNIVERSITY HILL ADDN (FT W)

Neighborhood Code: 4T930C

Googlet Mapd or type unknown

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

Longitude: -97.3446236016 **TAD Map:** 2042-372 **MAPSCO:** TAR-090C

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

Latitude: 32.6980948826

Parcels: 1

Approximate Size+++: 776
Percent Complete: 100%

Land Sqft*: 6,750 **Land Acres*:** 0.1549

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

TAYLOR LEMEUL W III

Primary Owner Address:

108 COTTONWOOD ST

Deed Date: 6/1/2023

Deed Volume:

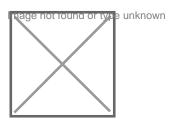
Deed Page:

JOSHUA, TX 76058 Instrument: <u>D223101040</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BETTY R TAYLOR 2019 IRREVOCABLE TRUST	4/29/2019	D219099652		
TAYLOR LEMUEL W EST JR	12/31/1900	00000000000000	0000000	0000000

07-13-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$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.

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.

07-13-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.