



Address: [3529 JAMES AVE](#)
City: FORT WORTH
Georeference: 44190-2-8
Subdivision: UNIVERSITY HILL ADDN (FT W)
Neighborhood Code: 4T930C

Latitude: 32.6975458038
Longitude: -97.3446283305
TAD Map: 2042-372
MAPSCO: TAR-090C



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

PROPERTY DATA

Legal Description: UNIVERSITY HILL ADDN (FT W)
Block 2 Lot 8

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: 1924

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$222,387

Protest Deadline Date: 5/24/2024

Site Number: 03220915

Site Name: UNIVERSITY HILL ADDN (FT W)-2-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,384

Percent Complete: 100%

Land Sqft^{*}: 6,750

Land Acres^{*}: 0.1549

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:

AGUERO IGNACIO JR
AGUERO MARIA

Primary Owner Address:

3529 JAMES AVE
FORT WORTH, TX 76110-4930

Deed Date: 7/27/1995

Deed Volume: 0012050

Deed Page: 0001868

Instrument: 00120500001868

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HALEY INC	8/26/1994	00117080002316	0011708	0002316
VASQUEZ ELVIA;VASQUEZ ISAIAS	5/18/1994	00115930000846	0011593	0000846
SEC OF HUD	1/5/1994	00114470001102	0011447	0001102
SIMMONS FIRST NAT'L BK/PINE BL	1/4/1994	00113930000604	0011393	0000604
GARCIA RICARDO	3/28/1991	00102110002364	0010211	0002364
SECRETARY OF HUD	6/6/1990	00099780002349	0009978	0002349
INDEPENDENCE ONE MTG CORP	6/5/1990	00099780002338	0009978	0002338
PEREZ ASCNCION;PEREZ MARIA T RAMI	9/1/1988	00093760001536	0009376	0001536
GOETZ DAYSTON	8/31/1988	00093760001534	0009376	0001534
BRANTLEY TRAVIS M	6/16/1986	00085810000611	0008581	0000611

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	\$124,500	\$40,500	\$165,000	\$131,769
2024	\$181,887	\$40,500	\$222,387	\$119,790
2023	\$139,086	\$40,500	\$179,586	\$108,900
2022	\$140,317	\$25,000	\$165,317	\$99,000
2021	\$65,000	\$25,000	\$90,000	\$90,000
2020	\$65,000	\$25,000	\$90,000	\$90,000

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)

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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.