



Address: [3541 JAMES AVE](#)
City: FORT WORTH
Georeference: 44190-2-11-30
Subdivision: UNIVERSITY HILL ADDN (FT W)
Neighborhood Code: 4T930C

Latitude: 32.6971770577
Longitude: -97.3446315181
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 11 & S 1/2 10

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: 1950

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$272,317

Protest Deadline Date: 5/24/2024

Site Number: 03220931

Site Name: UNIVERSITY HILL ADDN (FT W)-2-11-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,618

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:

ESPINAL ISAAC A

ESPINAL ISAAC

Primary Owner Address:

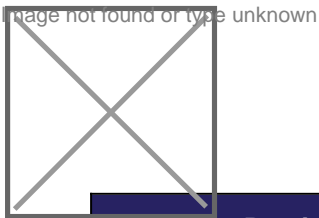
3541 JAMES AVE
FORT WORTH, TX 76110

Deed Date: 11/3/2022

Deed Volume:

Deed Page:

Instrument: [D222265250](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SULEIMAN ADEKUNLE	1/20/2022	D222021575		
OLD GLORY STONEWALL HOMES LLC	12/22/2021	D221373342		
BECKHAM CONSTANCE ROLENS EST	5/31/2011	D212054357	0000000	0000000
ROLENS GLADYS M EST	8/31/1987	000000000000000	0000000	0000000
ROLENS GLADYS;ROLENS ROBERT S	3/1/1982	00072900000490	0007290	0000490

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	\$172,393	\$40,500	\$212,893	\$212,893
2024	\$231,817	\$40,500	\$272,317	\$265,445
2023	\$200,814	\$40,500	\$241,314	\$241,314
2022	\$89,726	\$31,250	\$120,976	\$120,976
2021	\$72,302	\$31,250	\$103,552	\$103,552
2020	\$71,291	\$31,250	\$102,541	\$102,541

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.