



Address: [3545 JAMES AVE](#)
City: FORT WORTH
Georeference: 44190-2-12
Subdivision: UNIVERSITY HILL ADDN (FT W)
Neighborhood Code: 4T930C

Latitude: 32.6969984453
Longitude: -97.3446321225
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 12

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: 1926

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$121,444

Protest Deadline Date: 5/24/2024

Site Number: 03220958

Site Name: UNIVERSITY HILL ADDN (FT W)-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,064

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:

ESCAMILLA VICTORIO
ESCAMILLA CORIN

Primary Owner Address:

3545 JAMES AVE
FORT WORTH, TX 76110-4930

Deed Date: 3/11/1988

Deed Volume: 0009217

Deed Page: 0001379

Instrument: 00092170001379

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLAMPITT PATTI	8/15/1987	00090420001225	0009042	0001225
CHAPPELL CHRIS	8/14/1987	00090420001219	0009042	0001219
RICHARDSON CHARLIE D	12/31/1900	00000000000000	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 ⁺
2025	\$80,944	\$40,500	\$121,444	\$95,167
2024	\$80,944	\$40,500	\$121,444	\$86,515
2023	\$62,895	\$40,500	\$103,395	\$78,650
2022	\$64,441	\$25,000	\$89,441	\$71,500
2021	\$40,000	\$25,000	\$65,000	\$65,000
2020	\$40,000	\$25,000	\$65,000	\$65,000

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)

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.