



Address: [3721 STANLEY AVE](#)
City: FORT WORTH
Georeference: 44190-10-6
Subdivision: UNIVERSITY HILL ADDN (FT W)
Neighborhood Code: 4T930C

Latitude: 32.6942508577
Longitude: -97.3457262317
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 10 Lot 6

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: 1930
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$162,476
Protest Deadline Date: 5/24/2024

Site Number: 03222551
Site Name: UNIVERSITY HILL ADDN (FT W)-10-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,846
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:
CHOCTAW AMERICAN INSURANCE INC
Primary Owner Address:
10900 NE 4TH ST SUITE 2300
BELLEVUE, WA 98004

Deed Date: 7/30/2024
Deed Volume:
Deed Page:
Instrument: [D224135433](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JJ EXCELLENCE HOMES LLC	3/21/2024	D224049010		
CREEKBRIDGE CAPITAL LLC	9/29/2023	D223188609		
HUERTA ALICE RIOS;HUERTA JESSE	8/9/1996	00136240000392	0013624	0000392
BARTON CORA WHITED;BARTON VINSANT	8/9/1993	00111890000684	0011189	0000684
EVANS WAYNE	10/1/1991	00105810002119	0010581	0002119
PEREZ MARIO	10/5/1990	00100650000317	0010065	0000317
SUMNER DAVID	8/21/1986	00086580001214	0008658	0001214
EVANS WAYNE	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	\$121,976	\$40,500	\$162,476	\$162,476
2024	\$121,976	\$40,500	\$162,476	\$162,476
2023	\$95,985	\$40,500	\$136,485	\$126,130
2022	\$98,271	\$25,000	\$123,271	\$114,664
2021	\$79,240	\$25,000	\$104,240	\$104,240
2020	\$78,167	\$25,000	\$103,167	\$101,859

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.