



**Address:** [3712 STANLEY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44190-11-21  
**Subdivision:** UNIVERSITY HILL ADDN (FT W)  
**Neighborhood Code:** 4T930C

**Latitude:** 32.6945394515  
**Longitude:** -97.3463229666  
**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 11 Lot 21

**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:** 1957  
**Personal Property Account:** N/A  
**Agent:** OCONNOR & ASSOCIATES (00436)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03222845  
**Site Name:** UNIVERSITY HILL ADDN (FT W)-11-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,244  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,750  
**Land Acres<sup>\*</sup>:** 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:**  
ALMAGUER OLIVIA  
**Primary Owner Address:**  
3712 STANLEY AVE  
FORT WORTH, TX 76110

**Deed Date:** 1/5/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221003907](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAVEZ CONSUELO	7/8/2011	<a href="#">D211164488</a>	0000000	0000000
CHAVEZ JUANA;CHAVEZ RAMON	11/3/2010	<a href="#">D210286912</a>	0000000	0000000
BANK OF AMERICA NA	4/6/2010	<a href="#">D210086086</a>	0000000	0000000
RODEMOYER JANICE M	10/1/2001	00151900000132	0015190	0000132
TURNER R E ETAL KAREN TURNER	11/12/1999	001410900000331	0014109	0000331
TURNER EDWARD	12/14/1992	001089000002061	0010890	0002061
TURNER KAREN;TURNER RONALD	6/1/1992	00106550001466	0010655	0001466
TURNER EDWARD	12/5/1990	00101280001719	0010128	0001719
SECRETARY OF HUD	5/2/1990	00099330000442	0009933	0000442
TURNER-YOUNG INVESTMENT CO	5/1/1990	00099140001082	0009914	0001082
PENICK RONNIE L ETAL	2/25/1987	00088540000733	0008854	0000733
MUSTIN ROBERT D	6/17/1983	00075360000703	0007536	0000703
DORIS CONNER	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 <sup>+</sup>
2025	\$149,567	\$40,500	\$190,067	\$190,067
2024	\$149,567	\$40,500	\$190,067	\$190,067
2023	\$126,225	\$40,500	\$166,725	\$166,725
2022	\$120,832	\$25,000	\$145,832	\$145,832
2021	\$93,645	\$25,000	\$118,645	\$45,388
2020	\$76,975	\$25,000	\$101,975	\$41,262

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

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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.