



**Address:** [2813 PARK HILL DR](#)  
**City:** FORT WORTH  
**Georeference:** 44210-39-1  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T002X

**Latitude:** 32.7157060305  
**Longitude:** -97.3580375922  
**TAD Map:** 2042-380  
**MAPSCO:** TAR-076T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** UNIVERSITY PLACE ADDITION  
Block 39 Lot 1

**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:** 1935

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03227057

**Site Name:** UNIVERSITY PLACE ADDITION-39-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,814

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,140

**Land Acres<sup>\*</sup>:** 0.3016

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

HAMMOND LUKE M

HAMMOND TERRY M

**Primary Owner Address:**

2813 PARK HILL DR  
FORT WORTH, TX 76109

**Deed Date:** 1/10/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219009472](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROOKE ELISABETH STONE;BROOKE ROBERT M JR;WITT AMY BROOKE	3/30/2017	<a href="#">D217070664</a>		
BROOKE ROBERT MI SR	4/20/2002	00158410000051	0015841	0000051
BROOKE ROBERT M;BROOKE SARA EST	1/15/1964	00038910000071	0003891	0000071
MILLER DANIEL	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	\$49,939	\$331,400	\$381,339	\$381,339
2024	\$134,272	\$331,400	\$465,672	\$465,672
2023	\$216,132	\$298,420	\$514,552	\$514,552
2022	\$210,922	\$312,500	\$523,422	\$519,533
2021	\$159,803	\$312,500	\$472,303	\$472,303
2020	\$152,585	\$312,500	\$465,085	\$465,085

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.