



**Address:** [3311 HAMILTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 1460-17-4  
**Subdivision:** BAILEY, WILLIAM J ADDITION  
**Neighborhood Code:** OFC-West Tarrant County

**Latitude:** 32.7545635962  
**Longitude:** -97.3655355869  
**TAD Map:** 2036-392  
**MAPSCO:** TAR-062W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BAILEY, WILLIAM J ADDITION  
Block 17 Lot 4 & 5

**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)

**Site Number:** 80016030

**Site Name:** LMC Real Estate Inc.

**Site Class:** OFCLowRise - Office-Low Rise

**Parcels:** 3

**Primary Building Name:** LMC REAL ESTATE INC, / 00110744

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 4,648

**Net Leasable Area<sup>+++</sup>:** 4,648

**Percent Complete:** 100%

**State Code:** F1

**Year Built:** 1956

**Personal Property Account:** [14564837](#)

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (90304)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$813,400

**Protest Deadline Date:** 5/31/2024

**Land Sqft<sup>\*</sup>:** 12,200

**Land Acres<sup>\*</sup>:** 0.2800

**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:**

3301 HAMILTON AVENUE PARTNERS LLC

**Primary Owner Address:**

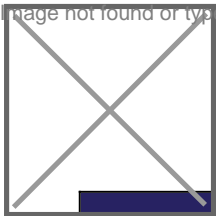
777 TAYLOR ST STE 1126  
FORT WORTH, TX 76102

**Deed Date:** 12/2/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214262326](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LMC REAL ESTATE INC	8/9/1993	00111900001493	0011190	0001493
RTC-TEXARKANA FED S&L ASSN	4/6/1993	00110050001763	0011005	0001763
PARKER M E CROSTON JR;PARKER MB	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	\$703,600	\$109,800	\$813,400	\$765,445
2024	\$528,071	\$109,800	\$637,871	\$637,871
2023	\$513,683	\$109,800	\$623,483	\$623,483
2022	\$452,972	\$109,800	\$562,772	\$562,772
2021	\$426,738	\$109,800	\$536,538	\$536,538
2020	\$426,738	\$109,800	\$536,538	\$536,538

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.