



**Address:** [3813 HAMILTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 26480-23-16R1  
**Subdivision:** MONTICELLO ADDITION-FORT WORTH  
**Neighborhood Code:** 4C120B

**Latitude:** 32.7568855897  
**Longitude:** -97.3745140933  
**TAD Map:** 2036-396  
**MAPSCO:** TAR-061Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MONTICELLO ADDITION-FORT WORTH Block 23 Lot 16R1

**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:** 06455743

**Site Name:** MONTICELLO ADDITION-FORT WORTH-23-16R1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,909

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,826

**Land Acres<sup>\*</sup>:** 0.2026

**Pool:** Y

**State Code:** A

**Year Built:** 1990

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,327,358

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

<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:**

WARD NICHOLAS

**Primary Owner Address:**

3813 HAMILTON AVE  
FORT WORTH, TX 76107

**Deed Date:** 3/15/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218055090](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS KAREN F	8/19/2005	<a href="#">D205254587</a>	0000000	0000000
DAVIS KAREN F;DAVIS THOMAS M	11/1/2001	00152350000362	0015235	0000362
DELATOUR M;DELATOUR THOMAS R	1/1/1990	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	\$802,830	\$397,170	\$1,200,000	\$1,200,000
2024	\$930,188	\$397,170	\$1,327,358	\$1,234,844
2023	\$802,830	\$397,170	\$1,200,000	\$1,122,585
2022	\$711,622	\$308,910	\$1,020,532	\$1,020,532
2021	\$740,462	\$308,910	\$1,049,372	\$975,479
2020	\$577,889	\$308,910	\$886,799	\$886,799

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.