



Address: [3200 HAMILTON AVE](#)
City: FORT WORTH
Georeference: 46160-8R-1R
Subdivision: WESTGATE (FT WORTH)
Neighborhood Code: APT-7TH Street

Latitude: 32.7550644552
Longitude: -97.3627951186
TAD Map: 2042-392
MAPSCO: TAR-062W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTGATE (FT WORTH) Block
8R Lot 1R

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: BC
Year Built: 1962
Personal Property Account: N/A
Agent: RYAN LLC (00320)
Notice Sent Date: 5/1/2025
Notice Value: \$20,769,280
Protest Deadline Date: 5/31/2024

Site Number: 80722717
Site Name: The Springs APARTMENTS
Site Class: APTExempt - Apartment-Exempt
Parcels: 2
Primary Building Name: THE SPRINGS / 06824005
Primary Building Type: Multi-Family
Gross Building Area⁺⁺⁺: 200,018
Net Leasable Area⁺⁺⁺: 185,988
Percent Complete: 100%
Land Sqft^{*}: 348,654
Land Acres^{*}: 8.0039
Pool: Y

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
FORT WORTH AFFORDABILITY INC
Primary Owner Address:
1201 E 13TH ST
FORT WORTH, TX 76102-5764

Deed Date: 12/11/2018
Deed Volume:
Deed Page:
Instrument: [D218272871](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GCHP-TEXAS INC	4/29/2016	D216093889		
GULF COAST HOUSING PARTNERSHIP INC	10/9/2015	D215231297		
	10/9/2015	D215231297		
FORT WORTH AFFORDABILITY INC	10/31/2008	D208419516	0000000	0000000
FT W SHADOW HILL AFF ASSOC	1/1/1995	0000000000000000	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	\$19,548,991	\$1,220,289	\$20,769,280	\$20,769,280
2024	\$13,672,423	\$697,308	\$14,369,731	\$14,369,731
2023	\$12,953,936	\$697,308	\$13,651,244	\$13,651,244
2022	\$12,953,936	\$697,308	\$13,651,244	\$13,651,244
2021	\$12,141,985	\$697,308	\$12,839,293	\$12,839,293
2020	\$11,609,990	\$729,303	\$12,339,293	\$12,339,293

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

- PUBLIC PROPERTY 11.11

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.