

Tarrant Appraisal District

Property Information | PDF

Account Number: 41507959

Latitude: 32.7564485514

TAD Map: 2036-396

Address: 3719 HAMILTON AVE

City: FORT WORTH Longitude: -97.3727098326

Georeference: 26480-19-14R

Subdivision: MONTICELLO ADDITION-FORT WORTH MAPSCO: TAR-061Z

Neighborhood Code: 4C120B

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

PROPERTY DATA

Legal Description: MONTICELLO ADDITION-FORT

WORTH Block 19 Lot 14R

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 41507959

TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)

Site Name: MONTICELLO ADDITION-FORT WORTH-19-14R

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225) Parcels: 1

FORT WORTH ISD (905) Approximate Size***: 7,316
State Code: A Percent Complete: 100%

Year Built: 2011

Land Sqft*: 17,193

Personal Property Account: N/A

Land Acres*: 0.3946

Agent: SOUTHLAND PROPERTY TAX CON SUBTANTS INC (00344)

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner:

RAWLS STEVEN

RAWLS CLAIRE

Deed Date: 7/19/2021

Primary Owner Address:

3719 HAMILTON AVE

Deed Volume:

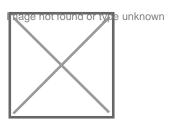
Deed Page:

FORT WORTH, TX 76107 Instrument: <u>D221207228</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REIMANN RUTH	6/9/2019	D220114779		
REIMANN RUTH R;REIMANN WILLIAM O IV	1/1/2010	00000000000000	0000000	0000000

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



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	\$1,326,315	\$773,685	\$2,100,000	\$2,100,000
2024	\$1,420,315	\$773,685	\$2,194,000	\$2,194,000
2023	\$1,420,315	\$773,685	\$2,194,000	\$2,194,000
2022	\$2,143,907	\$601,755	\$2,745,662	\$2,745,662
2021	\$998,245	\$601,755	\$1,600,000	\$1,600,000
2020	\$998,245	\$601,755	\$1,600,000	\$1,600,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.