



## LOCATION

---

**Address:** [3616 ROYAL CREST DR](#)  
**City:** FORT WORTH  
**Georeference:** 36680-2-5B  
**Subdivision:** ROYAL CREST ADDITION  
**Neighborhood Code:** 1E010B

**Latitude:** 32.639637892  
**Longitude:** -97.266740478  
**TAD Map:** 2066-352  
**MAPSCO:** TAR-106H



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** ROYAL CREST ADDITION Block  
2 Lot 5B

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EVERMAN ISD (904)

**State Code:** A

**Year Built:** 1972

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02568349

**Site Name:** ROYAL CREST ADDITION-2-5B

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,331

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,991

**Land Acres<sup>\*</sup>:** 0.1145

**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:**

RAMIREZ JOHNNY

**Primary Owner Address:**

3616 ROYAL CREST DR  
FORT WORTH, TX 76140-2715

**Deed Date:** 3/28/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216075418](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMIREZ JUAN	6/30/1995	00120210000650	0012021	0000650
GOLESTANI DIANA E;GOLESTANI GHOLAM R	2/4/1994	00114620002288	0011462	0002288
BLACKSTONE FRANCES	7/22/1993	00111660001070	0011166	0001070
PARTNER PROPERTIES INC	6/23/1992	00107070001703	0010707	0001703
CHILDERS JOHN V	6/22/1992	00107070001700	0010707	0001700
SECRETARY OF HUD	11/30/1990	00101160002089	0010116	0002089
MORRIS DONALD R	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	\$0	\$0	\$0	\$0
2024	\$114,907	\$29,946	\$144,853	\$135,160
2023	\$112,924	\$30,000	\$142,924	\$122,873
2022	\$101,703	\$10,000	\$111,703	\$111,703
2021	\$100,883	\$10,000	\$110,883	\$110,883
2020	\$118,376	\$10,000	\$128,376	\$102,220

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.