

LOCATION

Address: [8305 MONMOUTH DR](#)
City: FORT WORTH
Georeference: 45390-11-13
Subdivision: WAVERLY PARK ADDITION
Neighborhood Code: 4W003L

Latitude: 32.7219941923
Longitude: -97.4600497649
TAD Map: 2012-380
MAPSCO: TAR-073P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WAVERLY PARK ADDITION
Block 11 Lot 13

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: A

Year Built: 1956

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03315983

Site Name: WAVERLY PARK ADDITION-11-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,377

Percent Complete: 100%

Land Sqft^{*}: 7,104

Land Acres^{*}: 0.1630

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HAMLIN CYNTHIA K

Primary Owner Address:

8305 MONMOUTH DR
FORT WORTH, TX 76116-6838

Deed Date: 4/15/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| HAMLIN CYNTHIA;HAMLIN MICHAEL EST | 6/15/2005 | D205176800 | 0000000 | 0000000 |
| MACDONALD MURRAY F | 9/17/1994 | 00078070001380 | 0007807 | 0001380 |
| MACDONALD MURRAY F | 7/31/1984 | 00078070001380 | 0007807 | 0001380 |
| CHARLES C COLE | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$103,040 | \$35,000 | \$138,040 | \$136,330 |
| 2023 | \$96,800 | \$35,000 | \$131,800 | \$123,936 |
| 2022 | \$78,203 | \$35,000 | \$113,203 | \$112,669 |
| 2021 | \$67,426 | \$35,000 | \$102,426 | \$102,426 |
| 2020 | \$63,859 | \$35,000 | \$98,859 | \$98,859 |

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.