

# Tarrant Appraisal District Property Information | PDF Account Number: 00230766

Address: <u>3252 S UNIVERSITY DR</u> City: FORT WORTH

Georeference: 2860-4-3 Subdivision: BLUEBONNET HILLS Neighborhood Code: M4T03A Latitude: 32.7021727089 Longitude: -97.3608018076 TAD Map: 2042-376 MAPSCO: TAR-090A





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

## PROPERTY DATA

Legal Description: BLUEBONNET HILLS Block 4 Lot 3

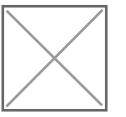
#### Jurisdictions:

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: B Year Built: 1938 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 00230766 Site Name: BLUEBONNET HILLS-4-3 Site Class: B - Residential - Multifamily Parcels: 1 Approximate Size<sup>+++</sup>: 3,560 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,250 Land Acres<sup>\*</sup>: 0.1434 Pool: N

+++ Rounded.

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



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## **OWNER INFORMATION**

#### Current Owner:

CMH MCKINNEY PROPERTIES LLC

Primary Owner Address: 2431 STADIUM DR FORT WORTH, TX 76109-1055 Deed Date: 3/11/2011 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D211062114

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOOD PAMELA JILL	9/26/2002	00160130000140	0016013	0000140
HARDY CHERIL S	7/12/2000	00144320000015	0014432	0000015
ANDERSON MARGARET M	12/10/1990	00101260001627	0010126	0001627
ANDERSON G GRESSET;ANDERSON MARGARET	1/21/1989	000000000000000000000000000000000000000	0000000	0000000
ANDERSON WAYNE K ETAL	12/31/1900	00073890000104	0007389	0000104

### 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	\$410,491	\$125,000	\$535,491	\$535,491
2023	\$345,235	\$168,750	\$513,985	\$513,985
2022	\$317,401	\$110,000	\$427,401	\$427,401
2021	\$244,447	\$110,000	\$354,447	\$354,447
2020	\$327,146	\$110,000	\$437,146	\$437,146

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**



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#### There are no exemptions for this property

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.