



Address: [3305 S UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 2860-20-28
Subdivision: BLUEBONNET HILLS
Neighborhood Code: M4T03A

Latitude: 32.7015424967
Longitude: -97.3600732022
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 20
Lot 28

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: 2024

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00233390

Site Name: BLUEBONNET HILLS-20-28

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 4,096

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:
MERIDA3136 INVESTMENT LLC
Primary Owner Address:
1031 SADDLE TREE TRL
IRVING, TX 75063

Deed Date: 7/8/2021
Deed Volume:
Deed Page:
Instrument: [D221198690](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SDAL HOLDINGS LLC	7/7/2021	D221202468		
FIRESTONE JAMES C;FIRESTONE LAURA	5/23/2012	D212125347	0000000	0000000
ERIKSEN COLLEEN C TR	12/10/1993	00113640000811	0011364	0000811
COVANES JOHN R JR	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	\$0	\$210,000	\$210,000	\$210,000
2023	\$137,000	\$175,000	\$312,000	\$312,000
2022	\$184,471	\$110,000	\$294,471	\$294,471
2021	\$97,273	\$110,000	\$207,273	\$207,273
2020	\$89,660	\$110,000	\$199,660	\$199,660

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

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.