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**Address:** [3301 S UNIVERSITY DR](#)  
**City:** FORT WORTH  
**Georeference:** 2860-20-29  
**Subdivision:** BLUEBONNET HILLS  
**Neighborhood Code:** M4T03A

**Latitude:** 32.7016872016  
**Longitude:** -97.3600714115  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-090A



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

## PROPERTY DATA

**Legal Description:** BLUEBONNET HILLS Block 20  
Lot 29

**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:** 00233404

**Site Name:** BLUEBONNET HILLS-20-29

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,785

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**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:**  
RIVER ROCK MANAGEMENT LLC  
**Primary Owner Address:**  
586 LAKEVIEW CT  
ALEDO, TX 76008

**Deed Date:** 1/1/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216082659](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BF JACK REAL ESTATE LP	1/1/2011	<a href="#">D211113501</a>	0000000	0000000
JACK BETTY FEATHERSTON	2/6/1995	00118980001361	0011898	0001361
JACK JAMES B	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	\$160,000	\$140,000	\$300,000	\$300,000
2023	\$125,000	\$175,000	\$300,000	\$300,000
2022	\$149,000	\$110,000	\$259,000	\$259,000
2021	\$75,000	\$110,000	\$185,000	\$185,000
2020	\$75,000	\$110,000	\$185,000	\$185,000

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.