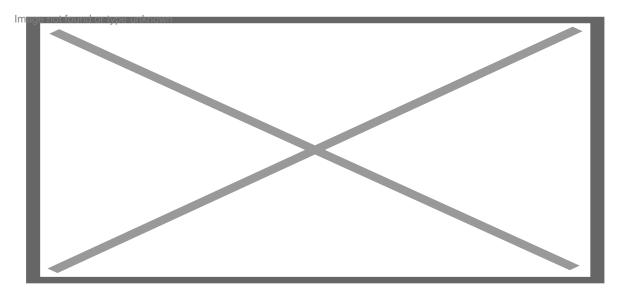


Tarrant Appraisal District Property Information | PDF Account Number: 00233404

Address: <u>3301 S UNIVERSITY DR</u> 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





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⁺⁺⁺: 1,785 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: 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	D211113501	000000	0000000
JACK BETTY FEATHERSTON	2/6/1995	00118980001361	0011898	0001361
JACK JAMES B	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
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.