



**Address:** [2710 COCKRELL AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-42-13  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T002X

**Latitude:** 32.712314446  
**Longitude:** -97.359634219  
**TAD Map:** 2042-380  
**MAPSCO:** TAR-076S



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

## PROPERTY DATA

**Legal Description:** UNIVERSITY PLACE ADDITION  
Block 42 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:** 1928

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03227979

**Site Name:** UNIVERSITY PLACE ADDITION-42-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,682

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,800

**Land Acres<sup>\*</sup>:** 0.1790

**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:**

CHUMCHAL MATTHEW M  
CHUMCHAL EMILY S

**Primary Owner Address:**

2710 COCKRELL AVE  
FORT WORTH, TX 76109-1119

**Deed Date:** 8/24/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212214819](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERKINS CAROLINE C;PERKINS MAX A	2/13/2002	00154780000161	0015478	0000161
SPAKE JODI MCGEE;SPAKE TODD	10/28/1997	00129600000464	0012960	0000464
MATTHEWS ROSS	3/2/1990	00098580001425	0009858	0001425
BEST CONSTRUCTION INC	4/20/1989	00095710001360	0009571	0001360
NIES DOROTHY	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	\$337,204	\$234,000	\$571,204	\$571,204
2023	\$371,130	\$282,400	\$653,530	\$653,530
2022	\$400,000	\$250,000	\$650,000	\$617,641
2021	\$315,022	\$250,000	\$565,022	\$561,492
2020	\$260,447	\$250,000	\$510,447	\$510,447

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.