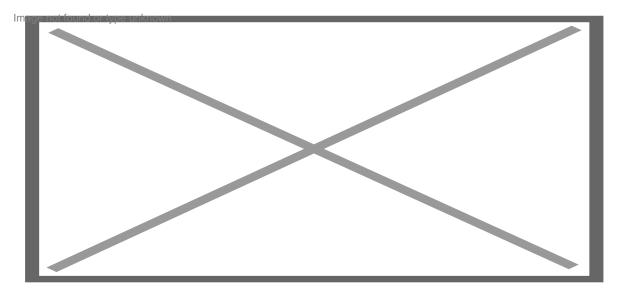


Tarrant Appraisal District Property Information | PDF Account Number: 03227979

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⁺⁺⁺: 2,682 Percent Complete: 100% Land Sqft^{*}: 7,800 Land Acres^{*}: 0.1790 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: 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	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	\$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



Tarrant Appraisal District Property Information | PDF

• 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.