



**Address:** [604 UNIVERSITY DR](#)  
**City:** FORT WORTH  
**Georeference:** 1460-10-1  
**Subdivision:** BAILEY, WILLIAM J ADDITION  
**Neighborhood Code:** OFC-West Tarrant County

**Latitude:** 32.7528204897  
**Longitude:** -97.3614304483  
**TAD Map:** 2042-392  
**MAPSCO:** TAR-076A



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** BAILEY, WILLIAM J ADDITION  
Block 10 Lot 1  
**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:** F1  
**Year Built:** 1972  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$257,600  
**Protest Deadline Date:** 5/31/2024  
**Site Number:** 80015913  
**Site Name:** 3108 WORKSPACE  
**Site Class:** OFCLowRise - Office-Low Rise  
**Parcels:** 3  
**Primary Building Name:** MULTI TENANT OFFICE- 2 STORY / 00109827  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,750  
**Land Acres<sup>\*</sup>:** 0.1549  
**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:**  
3108 PARTNERS LTD  
**Primary Owner Address:**  
3108 W 6TH ST STE 250  
FORT WORTH, TX 76107  
**Deed Date:** 11/4/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216261785](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AM TEE INV LLC	10/19/2016	<a href="#">D216248078</a>		
IVY ROD ENTERPRISES LLC	4/26/2010	<a href="#">D210101737</a>	0000000	0000000
KGS CENTRE LP	4/17/2007	<a href="#">D207133775</a>	0000000	0000000
SALEH AHMED	12/31/1900	000000000000000	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	\$88,850	\$168,750	\$257,600	\$257,600
2024	\$84,600	\$168,750	\$253,350	\$253,350
2023	\$84,600	\$168,750	\$253,350	\$253,350
2022	\$84,600	\$168,750	\$253,350	\$253,350
2021	\$84,600	\$168,750	\$253,350	\$253,350
2020	\$84,600	\$168,750	\$253,350	\$253,350

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.