



Address: [612 UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 1460-10-13
Subdivision: BAILEY, WILLIAM J ADDITION
Neighborhood Code: Food Service General

Latitude: 32.7524032808
Longitude: -97.361490803
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 13 & 14

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: 1969

Personal Property Account: [08256489](#)

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$479,518

Protest Deadline Date: 5/31/2024

Site Number: 80015921
Site Name: JJ OYSTER BAR
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 1
Primary Building Name: JJ OYSTER BAR / 00109835
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 1,290
Net Leasable Area⁺⁺⁺: 1,290
Percent Complete: 100%
Land Sqft^{*}: 13,500
Land Acres^{*}: 0.3099
Pool: N

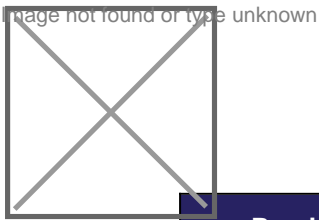
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
SCHUSLER PROPERTIES LLC
Primary Owner Address:
PO BOX 470246
FORT WORTH, TX 76147

Deed Date: 2/9/2016
Deed Volume:
Deed Page:
Instrument: [D216026776](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JBS ENTERPRISES	1/13/1998	00130430000258	0013043	0000258
RUBIN CAROLYN S TR	1/12/1998	00130430000257	0013043	0000257
MANOR INVESTMENT CO	2/7/1969	00046930000296	0004693	0000296

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 ⁺
2025	\$142,018	\$337,500	\$479,518	\$479,518
2024	\$135,157	\$337,500	\$472,657	\$472,657
2023	\$138,140	\$337,500	\$475,640	\$475,640
2022	\$114,771	\$337,500	\$452,271	\$452,271
2021	\$105,819	\$337,500	\$443,319	\$443,319
2020	\$106,092	\$337,500	\$443,592	\$443,592

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.