



Address: [3252 S UNIVERSITY DR](#)

City: FORT WORTH

Georeference: 2860-4-3

Subdivision: BLUEBONNET HILLS

Neighborhood Code: M4T03A

Latitude: 32.7021727089

Longitude: -97.3608018076

TAD Map: 2042-376

MAPSCO: TAR-090A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BLUEBONNET HILLS Block 4
Lot 3

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: TARRANT PROPERTY TAX SERVICE (00065)

Protest Deadline Date: 5/24/2024

Site Number: 00230766

Site Name: BLUEBONNET HILLS-4-3

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 3,560

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

CMH MCKINNEY PROPERTIES LLC

Primary Owner Address:

2431 STADIUM DR
FORT WORTH, TX 76109-1055

Deed Date: 3/11/2011

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D211062114](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOOD PAMELA JILL	9/26/2002	00160130000140	0016013	0000140
HARDY CHERIL S	7/12/2000	00144320000015	0014432	0000015
ANDERSON MARGARET M	12/10/1990	00101260001627	0010126	0001627
ANDERSON G GRESSET;ANDERSON MARGARET	1/21/1989	00000000000000	0000000	0000000
ANDERSON WAYNE K ETAL	12/31/1900	00073890000104	0007389	0000104

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	\$376,153	\$125,000	\$501,153	\$501,153
2024	\$410,491	\$125,000	\$535,491	\$535,491
2023	\$345,235	\$168,750	\$513,985	\$513,985
2022	\$317,401	\$110,000	\$427,401	\$427,401
2021	\$244,447	\$110,000	\$354,447	\$354,447
2020	\$327,146	\$110,000	\$437,146	\$437,146

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.