



**Address:** [3251 S UNIVERSITY DR](#)  
**City:** FORT WORTH  
**Georeference:** 2860-5-6  
**Subdivision:** BLUEBONNET HILLS  
**Neighborhood Code:** M4T03A

**Latitude:** 32.7022331472  
**Longitude:** -97.36010594  
**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 5  
Lot 6 & 7

**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:** 2023

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$4,122,720

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00230871

**Site Name:** BLUEBONNET HILLS-5-6-20

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 10,064

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,500

**Land Acres<sup>\*</sup>:** 0.3099

**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:**

CWD ARMOR LLC

**Primary Owner Address:**

600 SUPERIOR AVE E  
CLEVELAND, OH 44144

**Deed Date:** 1/12/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222013001](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADNA PROPERTIES LLC	5/24/2018	<a href="#">D218115405</a>		
HARVEST ROCK PROPERTIES LLC	1/27/2010	<a href="#">D210019862</a>	0000000	0000000
HUBBELL RICHARD;HUBBELL SCHATZIE H	3/31/2008	<a href="#">D208327880</a>	0000000	0000000
R S HUBBELL LLC	4/17/2006	<a href="#">D206116100</a>	0000000	0000000
TERRY PATRICK A	12/12/2003	<a href="#">D203469954</a>	0000000	0000000
CARENAGE LTD	12/6/2001	00153220000163	0015322	0000163
MILLER CAROLYN	12/31/1900	0000000000000000	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	\$3,787,720	\$335,000	\$4,122,720	\$4,122,720
2024	\$2,278,328	\$235,000	\$2,513,328	\$2,513,328
2023	\$893,208	\$208,500	\$1,101,708	\$1,101,708
2022	\$610,822	\$110,000	\$720,822	\$720,822
2021	\$225,219	\$110,000	\$335,219	\$335,219
2020	\$385,300	\$110,000	\$495,300	\$495,300

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.