



Address: [3409 S UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 2860-20-20-10
Subdivision: BLUEBONNET HILLS
Neighborhood Code: 4T002Z

Latitude: 32.7004332648
Longitude: -97.360085111
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 20
Lot 20 S43'20 BLK 20

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: 1938

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$411,805

Protest Deadline Date: 5/24/2024

Site Number: 00233307

Site Name: BLUEBONNET HILLS-20-20-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,760

Percent Complete: 100%

Land Sqft^{*}: 6,020

Land Acres^{*}: 0.1382

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:

GRADY DEAN PROPERTIES LLC

Primary Owner Address:

2026 PINWOOD CIR
CHARLOTTE, NC 28211

Deed Date: 3/5/2021

Deed Volume:

Deed Page:

Instrument: [D221064106](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERRITT LAND GROUP LLC	4/2/2013	D213086416	0000000	0000000
HOME WISE ASSOCIATES LLC	6/6/2008	D208217869	0000000	0000000
HAMES FAMILY ESTATE TRUST	12/17/2002	00162400000065	0016240	0000065
HAMES MILDRED M TR	9/14/2001	00154840000066	0015484	0000066
HAMES EUGENE EST;HAMES MILDRED	8/7/2000	00144810000104	0014481	0000104
HAMES EUGENE J	5/5/1989	00095880001156	0009588	0001156
GILLELAND TIMOTHY LEE	12/31/1900	00000000000000	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 ⁺
2025	\$231,205	\$180,600	\$411,805	\$411,805
2024	\$231,205	\$180,600	\$411,805	\$360,000
2023	\$149,500	\$150,500	\$300,000	\$300,000
2022	\$206,781	\$110,000	\$316,781	\$316,781
2021	\$112,341	\$110,000	\$222,341	\$222,341
2020	\$112,341	\$110,000	\$222,341	\$222,341

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.