



Address: [3327 S UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 2860-20-23
Subdivision: BLUEBONNET HILLS
Neighborhood Code: 4T002Z

Latitude: 32.7008551042
Longitude: -97.3600805754
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 23

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: 1941

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$456,333

Protest Deadline Date: 5/24/2024

Site Number: 00233331

Site Name: BLUEBONNET HILLS-20-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,151

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

ARAIL TRUST

Primary Owner Address:

348 WILLIE WAY
BURLESON, TX 76028

Deed Date: 5/31/2024

Deed Volume:

Deed Page:

Instrument: [D224095568](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ LUIS ARTURO;PEREZ RUBI D	10/12/2021	D221298040		
LIVELIFE LOVELIFE LLC ET AL	11/10/2016	D216285582		
THE M L WALTON GROUP LLC ETAL	1/1/2010	D210288013	0000000	0000000
M L WALTON GROUP LLC	7/23/2006	D206228672	0000000	0000000
SMITH M C WALTON;SMITH RUSSELL W	12/19/1997	00130200000236	0013020	0000236
TRAVIS DAUPHINOT PROPERTIES	10/10/1985	00083370000877	0008337	0000877
DAUPHINOT TONY	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	\$246,333	\$210,000	\$456,333	\$456,333
2024	\$246,333	\$210,000	\$456,333	\$456,333
2023	\$218,310	\$175,000	\$393,310	\$393,310
2022	\$276,140	\$110,000	\$386,140	\$386,140
2021	\$93,264	\$110,000	\$203,264	\$203,264
2020	\$113,422	\$110,000	\$223,422	\$223,422

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.