



Address: [3313 S UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 2860-20-26
Subdivision: BLUEBONNET HILLS
Neighborhood Code: M4T03A

Latitude: 32.7012673917
Longitude: -97.3600761544
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 26

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: 2024
Personal Property Account: N/A
Agent: MADISON HOGUE (X1175)
Notice Sent Date: 4/15/2025
Notice Value: \$1,116,208
Protest Deadline Date: 5/24/2024

Site Number: 00233374
Site Name: BLUEBONNET HILLS-20-26
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 4,256
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:
FOURNVENTURES LTD
BOLD LION PROPERTIES LLC
Primary Owner Address:
6235 RETTA MANSFIELD RD
BURLESON, TX 76028

Deed Date: 8/16/2023
Deed Volume:
Deed Page:
Instrument: [D223148166](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LILY PAD PROPERTIES LP	5/14/2014	D214103240	0000000	0000000
RASNICK RICHARD D	7/20/1998	00133270000503	0013327	0000503
BOSTLEMANN WILLIAM E JR	3/21/1984	00077750001835	0007775	0001835
PRICE ANNE	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	\$682,000	\$210,000	\$892,000	\$892,000
2024	\$0	\$210,000	\$210,000	\$210,000
2023	\$147,949	\$175,000	\$322,949	\$322,949
2022	\$130,000	\$110,000	\$240,000	\$240,000
2021	\$94,426	\$110,000	\$204,426	\$204,426
2020	\$94,426	\$110,000	\$204,426	\$204,426

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.