



Address: [1329 COLLEGE AVE](#)
City: FORT WORTH
Georeference: 3840-1-9
Subdivision: BROOKS & BAILEY SUBDIVISION
Neighborhood Code: OFC-South Tarrant County

Latitude: 32.729457652
Longitude: -97.3347977759
TAD Map: 2048-384
MAPSCO: TAR-076M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROOKS & BAILEY
SUBDIVISION Block 1 Lot 9

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)

Site Number: 80031390

Site Name: COLLEGE AVENUE LOFTS

Site Class: OFCLowRise - Office-Low Rise

Parcels: 1

Primary Building Name: COLLEGE AVENUE LOFTS / 00319414

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 28,000

Net Leasable Area⁺⁺⁺: 20,000

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

Pool: N

State Code: F1

Year Built: 1925

Personal Property Account: N/A

Agent: QUATRO TAX LLC (11627)

Protest Deadline Date: 5/31/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KANDR PROPERTIES LLC

Primary Owner Address:

1329 COLLEGE AVE # 300
FORT WORTH, TX 76104

Deed Date: 10/9/2018

Deed Volume:

Deed Page:

Instrument: [D218234128](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KMF PROPERTIES	2/14/2014	D214031554	0000000	0000000
BISCHOFF-SMITH KAREN	8/14/2013	D213217198	0000000	0000000
INNER CITY RECONSTRUCTION	5/28/2008	D208237905	0000000	0000000
WMVF SP INC	4/30/2008	D208237904	0000000	0000000
MARTIN-VISCOOUNT WILLIAM	3/30/1987	00089060000349	0008906	0000349
J B R GENERAL PRTNSHP	6/27/1984	00078710002003	0007871	0002003
SEWELL BILL	6/26/1984	00078710002000	0007871	0002000
FAIRLESS LLOYD R	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	\$0	\$0	\$0	\$0
2024	\$1,130,667	\$96,000	\$1,226,667	\$1,226,667
2023	\$1,130,667	\$96,000	\$1,226,667	\$1,226,667
2022	\$1,130,667	\$96,000	\$1,226,667	\$1,226,667
2021	\$1,130,667	\$96,000	\$1,226,667	\$1,226,667
2020	\$1,130,667	\$96,000	\$1,226,667	\$1,226,667

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

- HISTORIC SITE 11.24

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.