



**Address:** [1025 COLLEGE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 13695-5-49  
**Subdivision:** FIELD-WELCH ADDITION  
**Neighborhood Code:** MED-Historic Fort Worth Hospital District

**Latitude:** 32.7335140442  
**Longitude:** -97.3348033979  
**TAD Map:** 2048-388  
**MAPSCO:** TAR-076M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FIELD-WELCH ADDITION Block  
5 Lot 49 THRU 52

**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:** F1

**Year Built:** 2018

**Personal Property Account:** [10704191](#)

**Agent:** ESTES & GANDHI PC (00977)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$3,295,820

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80076874

**Site Name:** TX Centers for Infectious Diseases Associates

**Site Class:** MEDOff - Medical-Office

**Parcels:** 3

**Primary Building Name:** MED OFFICE / 00934496

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 14,981

**Net Leasable Area<sup>+++</sup>:** 14,981

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,556

**Land Acres<sup>\*</sup>:** 0.4260

**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:**

ARC 3 REAL ESTATE HOLDINGS LLC

**Primary Owner Address:**

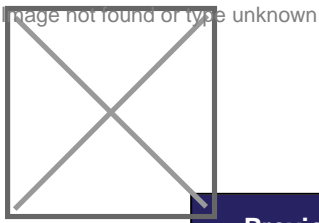
1025 COLLEGE AVE  
FORT WORTH, TX 76104

**Deed Date:** 8/26/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216199583](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VG7 HOLDINGS LTD	3/30/2015	<a href="#">D215195773</a>		
GRACIA JOAN	3/24/2015	<a href="#">D215194709</a>		
GRACIA VALENTIN MD	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	\$2,368,020	\$927,800	\$3,295,820	\$3,295,820
2024	\$2,516,144	\$556,680	\$3,072,824	\$3,072,824
2023	\$2,443,320	\$556,680	\$3,000,000	\$3,000,000
2022	\$2,346,318	\$556,680	\$2,902,998	\$2,902,998
2021	\$2,443,320	\$556,680	\$3,000,000	\$3,000,000
2020	\$2,561,116	\$556,680	\$3,117,796	\$3,117,796

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.