



Address: [3058 S UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 14290-10-10
Subdivision: FOREST PARK ADDITION-FT WORTH
Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.7066197022
Longitude: -97.3607795763
TAD Map: 2042-376
MAPSCO: TAR-076W



Google Map or type unknown

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

PROPERTY DATA

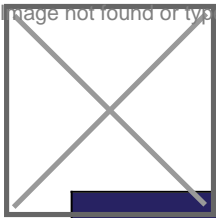
Legal Description: FOREST PARK ADDITION-FT WORTH Block 10 Lot 10
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)
State Code: F1
Year Built: 1968
Personal Property Account: [11647442](#)
Agent: QUATRO TAX LLC (11627)
Notice Sent Date: 4/15/2025
Notice Value: \$950,494
Protest Deadline Date: 6/17/2024
Site Number: 80079997
Site Name: POTBELLY/SWEET FROG/SMOOTHIE/EINSTEIN BGL
Site Class: RETNBHD - Retail-Neighborhood Shopping Center
Parcels: 3
Primary Building Name: EINSTEIN BROS BAGLES / 00957771
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 3,800
Net Leasable Area⁺⁺⁺: 3,800
Percent Complete: 100%
Land Sqft^{*}: 7,500
Land Acres^{*}: 0.1721
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:
S&A BELLAIRE INVESTMENT CO LLC
Primary Owner Address:
2750 S HULEN ST
FORT WORTH, TX 76109-5582
Deed Date: 2/17/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210094087](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
M & S UNIVERSITY JV	7/1/1997	00129650000176	0012965	0000176
SCHUSTER MARVIN;SCHUSTER STUART	8/29/1986	00086670000445	0008667	0000445
JONES JOHN WESLEY ETAL	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	\$800,494	\$150,000	\$950,494	\$950,494
2024	\$707,000	\$150,000	\$857,000	\$857,000
2023	\$659,200	\$150,000	\$809,200	\$809,200
2022	\$630,561	\$150,000	\$780,561	\$780,561
2021	\$611,600	\$150,000	\$761,600	\$761,600
2020	\$610,077	\$150,000	\$760,077	\$760,077

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.