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**Address:** [3021 S UNIVERSITY DR](#)  
**City:** FORT WORTH  
**Georeference:** 14290-11-7  
**Subdivision:** FOREST PARK ADDITION-FT WORTH  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7070512138  
**Longitude:** -97.3600554341  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-076W



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

**PROPERTY DATA**

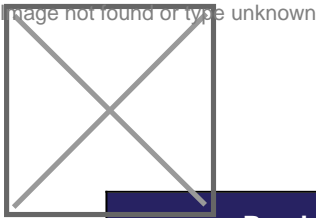
**Legal Description:** FOREST PARK ADDITION-FT WORTH Block 11 Lot 7  
**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)  
**State Code:** F1  
**Year Built:** 1946  
**Personal Property Account:** Multi  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$586,020  
**Protest Deadline Date:** 5/31/2024  
**Site Number:** 80080065  
**Site Name:** JIMMY JOHNS/TCU COFFEE SHOP  
**Site Class:** FSFastFood - Food Service-Fast Food Restaurant  
**Parcels:** 1  
**Primary Building Name:** JIMMY JOHNS / TCU COFFEE SHOP / 00957844  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 3,900  
**Net Leasable Area<sup>+++</sup>:** 3,900  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,750  
**Land Acres<sup>\*</sup>:** 0.1549  
**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&D RUBIN LLC  
**Primary Owner Address:**  
17211 TOWNSLEY CT  
DALLAS, TX 75248  
**Deed Date:** 4/29/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224076192](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUBIN LINDA	12/12/2023	2024-PR00140-2		
RUBIN SHERWIN ETAL C CHATMAN	2/17/2010	<a href="#">D210091763</a>	0000000	0000000
RUBIN SHERWIN B ETAL	2/7/1990	00098390000592	0009839	0000592
RUBIN & SCHUSTER	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 <sup>+</sup>
2025	\$451,020	\$135,000	\$586,020	\$586,020
2024	\$499,907	\$135,000	\$634,907	\$634,907
2023	\$733,072	\$135,000	\$868,072	\$868,072
2022	\$713,558	\$135,000	\$848,558	\$848,558
2021	\$569,418	\$135,000	\$704,418	\$704,418
2020	\$565,000	\$135,000	\$700,000	\$700,000

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.