



**Address:** [3008 COCKRELL AVE](#)  
**City:** FORT WORTH  
**Georeference:** 14290-11-18  
**Subdivision:** FOREST PARK ADDITION-FT WORTH  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7073270502  
**Longitude:** -97.3595919487  
**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 11 Lot 18

**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:** 80080073

**Site Name:** DUTCHS BURGERS AND BEER/UNIVERSITY PUB

**Site Class:** FSRest - Food Service-Full Service Restaurant

**Parcels:** 2

**Primary Building Name:** UNIVERSITY PUB / 00957852

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**Pool:** N

**State Code:** F1

**Year Built:** 1928

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$37,500

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

<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:**

WCJ HOLDINGS LTD

**Primary Owner Address:**

2525 RIDGMAR BLVD STE 420  
FORT WORTH, TX 76116-4584

**Deed Date:** 4/30/2002

**Deed Volume:** 0015642

**Deed Page:** 0000042

**Instrument:** 00156420000042

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KSE REALTY PARTNERS LP	6/29/2000	00146510000397	0014651	0000397
SMITH MICHAEL D	3/20/1996	00123040002071	0012304	0002071
OHIO NATIONAL LIFE INS CO	2/4/1992	00105220002352	0010522	0002352
MANTAS JOHN MANTAS;MANTAS NICK	2/4/1984	00077370000197	0007737	0000197
PASCOE P LARRY	1/1/1901	00077370000185	0007737	0000185
ELBERT D. ADDISON	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	\$0	\$37,500	\$37,500	\$37,500
2024	\$0	\$37,500	\$37,500	\$37,500
2023	\$0	\$37,500	\$37,500	\$37,500
2022	\$39,392	\$37,500	\$76,892	\$76,892
2021	\$0	\$37,500	\$37,500	\$37,500
2020	\$0	\$37,500	\$37,500	\$37,500

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.