



Address: [301 N UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 24060-12-1A
Subdivision: LINWOOD ADDITION
Neighborhood Code: Food Service General

Latitude: 32.7553429713
Longitude: -97.3608130398
TAD Map: 2042-396
MAPSCO: TAR-062W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LINWOOD ADDITION Block 12
Lot 1A

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: 1975

Personal Property Account: [10389296](#)

Agent: SOUTHWEST PROPERTY TAX (00346)

Notice Sent Date: 5/1/2025

Notice Value: \$780,275

Protest Deadline Date: 5/31/2024

Site Number: 80126774
Site Name: SONIC
Site Class: InterimUseComm - Interim Use-Commercial
Parcels: 2
Primary Building Name: SONIC / 01602667
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 1,255
Net Leasable Area⁺⁺⁺: 1,255
Percent Complete: 100%
Land Sqft^{*}: 17,812
Land Acres^{*}: 0.4089
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:
ENCORE REALTY CO LC
Primary Owner Address:
1705 W NORTHWEST HWY STE 260
GRAPEVINE, TX 76051-8117

Deed Date: 7/7/1994
Deed Volume: 0011715
Deed Page: 0000870
Instrument: 00117150000870

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MELTON LIVING TRUST	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 ⁺
2025	\$1,000	\$779,275	\$780,275	\$749,304
2024	\$1,000	\$623,420	\$624,420	\$624,420
2023	\$1,000	\$640,350	\$641,350	\$641,350
2022	\$500	\$534,360	\$534,860	\$534,860
2021	\$100	\$623,420	\$623,520	\$623,520
2020	\$100	\$623,420	\$623,520	\$623,520

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.