



Address: [3113 S UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 14290-4-4
Subdivision: FOREST PARK ADDITION-FT WORTH
Neighborhood Code: OFC-West Tarrant County

Latitude: 32.7055152591
Longitude: -97.3600766849
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 4 Lot 4 THRU 6

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: 1976

Personal Property Account: Multi

Agent: JAMES A RYFFEL (00246)

Notice Sent Date: 4/15/2025

Notice Value: \$1,302,608

Protest Deadline Date: 5/31/2024

Site Number: 80161286

Site Name: MEGU FRENCH JAPANESE RESTAURANT

Site Class: OFCMidHigh - Office-Mid to High Rise

Parcels: 2

Primary Building Name: WOODCREST BLDG / 02147637

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 22,787

Net Leasable Area⁺⁺⁺: 18,635

Percent Complete: 100%

Land Sqft^{*}: 21,050

Land Acres^{*}: 0.4832

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:

CAMPUS SIX LIMITED PARTNERSHIP

Primary Owner Address:

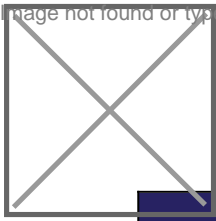
3113 S UNIVERSITY DR STE 600
FORT WORTH, TX 76109-5622

Deed Date: 2/11/2002

Deed Volume: 0015484

Deed Page: 0000310

Instrument: 00154840000310



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMPUS PARTNERS INC	3/17/1990	00098720001434	0009872	0001434
GLENFED FINANCIAL CORP	3/16/1990	00098720001407	0009872	0001407
UNIVERSITY VI INVESTORS JV	12/16/1987	00091680000078	0009168	0000078
GLEN-LDW INC	2/3/1987	00088300001416	0008830	0001416
L D W A LTD	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	\$1,092,108	\$210,500	\$1,302,608	\$1,059,840
2024	\$711,933	\$210,500	\$922,433	\$883,200
2023	\$525,500	\$210,500	\$736,000	\$736,000
2022	\$525,500	\$210,500	\$736,000	\$736,000
2021	\$525,500	\$210,500	\$736,000	\$736,000
2020	\$525,500	\$210,500	\$736,000	\$736,000

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.