



**Address:** [3110 MC PHERSON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-11-18-11  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T001C

**Latitude:** 32.7139332985  
**Longitude:** -97.3622469151  
**TAD Map:** 2042-380  
**MAPSCO:** TAR-076S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** UNIVERSITY PLACE ADDITION  
Block 11 Lot 18 W48'S61'18 BLK 11

**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:** A

**Year Built:** 1922

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03225313

**Site Name:** UNIVERSITY PLACE ADDITION-11-18-11

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 864

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,928

**Land Acres<sup>\*</sup>:** 0.0672

**Pool:** N

<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:**

CRUM PROPERTIES LLC - SERIES 3110 MCPHERSON

**Primary Owner Address:**

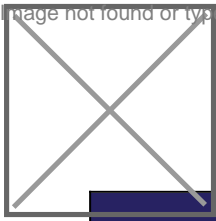
2524 GREENE AVE  
FORT WORTH, TX 76109

**Deed Date:** 6/13/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222151175](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADELSON EUGENE B II	10/29/2004	<a href="#">D204340675</a>	0000000	0000000
MARY V HOLMES TESTAMENTARY TR	4/20/2004	<a href="#">D204127201</a>	0000000	0000000
PAINTER HELEN	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 <sup>+</sup>
2025	\$18,284	\$175,680	\$193,964	\$193,964
2024	\$39,836	\$175,680	\$215,516	\$215,516
2023	\$161,432	\$117,120	\$278,552	\$278,552
2022	\$142,880	\$117,120	\$260,000	\$260,000
2021	\$47,880	\$117,120	\$165,000	\$165,000
2020	\$55,000	\$110,000	\$165,000	\$165,000

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.