



Address: [2524 S UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 44210-12-29-30
Subdivision: UNIVERSITY PLACE ADDITION
Neighborhood Code: M4T03A

Latitude: 32.7154889708
Longitude: -97.3608057478
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 12 Lot 29 & S4'E85' 30

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: B

Year Built: 2022

Personal Property Account: N/A

Agent: FORTRESS TAX DEFENSE LLC (12137)

Notice Sent Date: 4/15/2025

Notice Value: \$1,483,311

Protest Deadline Date: 5/24/2024

Site Number: 03225801

Site Name: UNIVERSITY PLACE ADDITION-12-29-30

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 4,738

Percent Complete: 100%

Land Sqft^{*}: 9,288

Land Acres^{*}: 0.2132

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:

CASTLE PEAK HOMES III LP

Primary Owner Address:

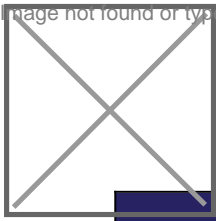
2525 KNIGHT STREET SUITE 450
DALLAS, TX 75219

Deed Date: 12/30/2021

Deed Volume:

Deed Page:

Instrument: [D222007490](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTGOMERY CYNTHIA A	4/18/2020	D209082332		
BANDA INEZ G	7/2/2008	000000000000000	0000000	0000000
BANDA INEZ;BANDA ISAIAS C EST	12/31/1900	00046360000433	0004636	0000433

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	\$1,204,671	\$278,640	\$1,483,311	\$778,039
2024	\$314,240	\$185,760	\$500,000	\$500,000
2023	\$213,136	\$286,864	\$500,000	\$500,000
2022	\$150,000	\$200,000	\$350,000	\$350,000
2021	\$97,517	\$200,000	\$297,517	\$297,517
2020	\$89,886	\$200,000	\$289,886	\$217,724

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.