



Address: [2501 WAITS AVE](#)
City: FORT WORTH
Georeference: 44210-38-1-30
Subdivision: UNIVERSITY PLACE ADDITION
Neighborhood Code: 4T002X

Latitude: 32.7157772068
Longitude: -97.3569320238
TAD Map: 2042-380
MAPSCO: TAR-076T



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 38 Lot 1 N80' LOT 1 & 2

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: 1939

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$744,174

Protest Deadline Date: 5/24/2024

Site Number: 03226921

Site Name: UNIVERSITY PLACE ADDITION-38-1-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,229

Percent Complete: 100%

Land Sqft^{*}: 9,840

Land Acres^{*}: 0.2258

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:

IBARRA NICHOLAS

IBARRA YOLANDA

Primary Owner Address:

2501 WAITS AVE
FORT WORTH, TX 76109-1432

Deed Date: 8/1/1994

Deed Volume: 0011676

Deed Page: 0001161

Instrument: 00116760001161

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMOTHERS GLADYS J	5/2/1981	000000000000000	0000000	0000000
SMOTHERS R A	12/31/1900	000000000000000	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	\$448,974	\$295,200	\$744,174	\$744,174
2024	\$448,974	\$295,200	\$744,174	\$685,345
2023	\$425,052	\$288,520	\$713,572	\$623,041
2022	\$364,937	\$250,000	\$614,937	\$566,401
2021	\$301,575	\$250,000	\$551,575	\$514,910
2020	\$218,100	\$250,000	\$468,100	\$468,100

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

- HOMESTEAD GENERAL 11.13(b)

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.