



Address: [2541 WAITS AVE](#)
City: FORT WORTH
Georeference: 44210-38-7
Subdivision: UNIVERSITY PLACE ADDITION
Neighborhood Code: 4T002X

Latitude: 32.7147499471
Longitude: -97.3569308571
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 7

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: 1936
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$538,382
Protest Deadline Date: 5/24/2024

Site Number: 03226999
Site Name: UNIVERSITY PLACE ADDITION-38-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,833
Percent Complete: 100%
Land Sqft^{*}: 7,380
Land Acres^{*}: 0.1694
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:
NAPIER SONDR A H
Primary Owner Address:
2541 WAITS AVE
FORT WORTH, TX 76109-1432

Deed Date: 8/28/1998
Deed Volume: 0013394
Deed Page: 0000447
Instrument: 00133940000447

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------|-------------|-----------|
| WESTERMANN J A;WESTERMANN STEPHEN X | 6/1/1993 | 00110970001360 | 0011097 | 0001360 |
| JOHNSTON VANITA | 2/28/1984 | 00077530000599 | 0007753 | 0000599 |
| STANEK TERI VANITA BELL ETAL | 2/27/1984 | 00077530000600 | 0007753 | 0000600 |
| FRED H BELL | 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 | \$316,982 | \$221,400 | \$538,382 | \$538,382 |
| 2024 | \$316,982 | \$221,400 | \$538,382 | \$533,366 |
| 2023 | \$300,624 | \$281,140 | \$581,764 | \$484,878 |
| 2022 | \$224,600 | \$250,000 | \$474,600 | \$440,798 |
| 2021 | \$171,499 | \$250,000 | \$421,499 | \$400,725 |
| 2020 | \$114,295 | \$250,000 | \$364,295 | \$364,295 |

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.