



Address: [2551 WAITS AVE](#)
City: FORT WORTH
Georeference: 44210-38-9
Subdivision: UNIVERSITY PLACE ADDITION
Neighborhood Code: 4T002X

Latitude: 32.714416701
Longitude: -97.3569306609
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 9

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: 1925

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$574,763

Protest Deadline Date: 5/24/2024

Site Number: 03227014

Site Name: UNIVERSITY PLACE ADDITION-38-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,148

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:

ALEXANDER MICHAEL M
MEADORS ELLYN

Primary Owner Address:

2551 WAITS AVE
FORT WORTH, TX 76109-1432

Deed Date: 9/30/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D203473760](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALEXANDER MICHAEL M	9/29/2003	D203368935	0000000	0000000
KINARD JOSEPHINE;KINARD LEE D III	7/9/1993	00111410002093	0011141	0002093
SIMPSON MARY LOU EST	6/25/1986	00085920000131	0008592	0000131
ROY F SIMPSON	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	\$353,363	\$221,400	\$574,763	\$574,763
2024	\$353,363	\$221,400	\$574,763	\$532,400
2023	\$335,858	\$281,140	\$616,998	\$484,000
2022	\$297,267	\$250,000	\$547,267	\$440,000
2021	\$150,000	\$250,000	\$400,000	\$400,000
2020	\$160,506	\$239,494	\$400,000	\$400,000

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

- 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.