



Address: [2524 WAITS AVE](#)
City: FORT WORTH
Georeference: 44210-39-4
Subdivision: UNIVERSITY PLACE ADDITION
Neighborhood Code: 4T002X

Latitude: 32.7154137091
Longitude: -97.3575388381
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 39 Lot 4

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: 1977

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$401,458

Protest Deadline Date: 5/24/2024

Site Number: 03227081

Site Name: UNIVERSITY PLACE ADDITION-39-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,622

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

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:

DAVID E EZZELL & JENNIFER S EZZELL REVOCABLE TRUST

Primary Owner Address:

2524 WAITS AVE
FORT WORTH, TX 76109

Deed Date: 12/13/2024

Deed Volume:

Deed Page:

Instrument: [D224223049](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EZZELL DAVID;STERRETT JENNIFER	4/17/2020	D220089168		
HANMER PATRICIA LOUISE	2/2/2009	D209028320	0000000	0000000
MARTIN RUTH E EST	5/27/1987	00089550000691	0008955	0000691
WRIGHT DOROTHY JANE	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	\$127,312	\$234,000	\$361,312	\$361,312
2024	\$167,458	\$234,000	\$401,458	\$401,458
2023	\$262,600	\$282,400	\$545,000	\$430,621
2022	\$226,803	\$250,000	\$476,803	\$391,474
2021	\$105,885	\$250,000	\$355,885	\$355,885
2020	\$105,885	\$250,000	\$355,885	\$355,885

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.