



**Address:** [2560 COCKRELL AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-41-12  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T002X

**Latitude:** 32.7140920491  
**Longitude:** -97.3596323508  
**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 41 Lot 12

**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:** 1924

**Personal Property Account:** N/A

**Agent:** K E ANDREWS & COMPANY (00175)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03227707

**Site Name:** UNIVERSITY PLACE ADDITION-41-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,996

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,800

**Land Acres<sup>\*</sup>:** 0.1790

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

FIT CAPITAL INVESTMENTS LLC

**Primary Owner Address:**

13760 NOEL RD STE 1175  
DALLAS, TX 75240

**Deed Date:** 12/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221357592](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MIGUEL AND ASHLEY DE VALDENEBRO REVOCABLE TRUST	4/29/2021	<a href="#">D221120255</a>		
DE VALDENEBRO ASHLEY PAIGE;DE VALDENEBRO MIGUEL	6/8/2017	<a href="#">D217131099</a>		
JONES CHRISTINA;JONES DWIGHT D	10/14/2011	<a href="#">D211253192</a>	0000000	0000000
WORTERS DAVID C;WORTERS REBECCA	10/26/2010	<a href="#">D210271796</a>	0000000	0000000
MEYER BRADFORD R;MEYER CHRISTI	8/2/1999	00139510000575	0013951	0000575
CONAWAY BRUCE;CONAWAY ROSEMARY	11/12/1985	00083680001427	0008368	0001427
KENNETH A GOLDBLATT	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 <sup>+</sup>
2025	\$607,932	\$234,000	\$841,932	\$841,932
2024	\$607,932	\$234,000	\$841,932	\$841,932
2023	\$620,888	\$282,400	\$903,288	\$903,288
2022	\$594,420	\$250,000	\$844,420	\$844,420
2021	\$448,411	\$250,000	\$698,411	\$646,161
2020	\$337,419	\$250,000	\$587,419	\$587,419

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.