



**Address:** [2563 S UNIVERSITY DR](#)  
**City:** FORT WORTH  
**Georeference:** 44210-41-15  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T001C

**Latitude:** 32.7140920619  
**Longitude:** -97.3600589327  
**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 15

**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

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

**Site Number:** 03227731

**Site Name:** UNIVERSITY PLACE ADDITION-41-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,580

**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:**

JIF LEBEC LLC

**Primary Owner Address:**

PO BOX 470  
MILLSAP, TX 76066

**Deed Date:** 1/13/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222015587](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BIG TIME PROPERTY INVESTMENTS LLC	9/20/2021	<a href="#">D221275505</a>		
RUSSELL K A;RUSSELL R W	6/25/1998	00133030000316	0013303	0000316
VLIET ELIZABETH;VLIET GORDON C	7/27/1995	00120470000074	0012047	0000074
HARRIS DONALD C;HARRIS M J	9/16/1985	00084160001266	0008416	0001266
JNO R HAMILTON	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	\$228,014	\$234,000	\$462,014	\$462,014
2024	\$228,014	\$234,000	\$462,014	\$462,014
2023	\$305,043	\$282,400	\$587,443	\$587,443
2022	\$262,901	\$200,000	\$462,901	\$462,901
2021	\$138,924	\$200,000	\$338,924	\$338,924
2020	\$128,052	\$200,000	\$328,052	\$308,945

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.