



**Address:** [2561 S UNIVERSITY DR](#)  
**City:** FORT WORTH  
**Georeference:** 44210-41-16  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T001C

**Latitude:** 32.7142562747  
**Longitude:** -97.3600565837  
**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 16

**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:** None

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

**Site Number:** 03227758

**Site Name:** UNIVERSITY PLACE ADDITION-41-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,566

**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:**

PAINT ROCK HOLDINGS LLC

**Primary Owner Address:**

PO BOX 35194  
FORT WORTH, TX 76162

**Deed Date:** 1/25/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221121027](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUCAS REBECCA C	1/14/2005	<a href="#">D205023070</a>	0000000	0000000
JETER C R	3/15/1989	00095380001573	0009538	0001573
FLOOD GERALDINE;FLOOD LLOYD H	6/29/1987	00000000000000	0000000	0000000
PAPP RUBY W	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	\$114,649	\$234,000	\$348,649	\$348,649
2024	\$114,649	\$234,000	\$348,649	\$348,649
2023	\$117,427	\$282,400	\$399,827	\$399,827
2022	\$108,121	\$200,000	\$308,121	\$308,121
2021	\$60,000	\$200,000	\$260,000	\$260,000
2020	\$60,000	\$200,000	\$260,000	\$260,000

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

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.