



Address: [2710 COCKRELL AVE](#)
City: FORT WORTH
Georeference: 44210-42-13
Subdivision: UNIVERSITY PLACE ADDITION
Neighborhood Code: 4T002X

Latitude: 32.712314446
Longitude: -97.359634219
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 42 Lot 13

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: 1928

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 03227979

Site Name: UNIVERSITY PLACE ADDITION-42-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,682

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:

CHUMCHAL MATTHEW M
CHUMCHAL EMILY S

Primary Owner Address:

2710 COCKRELL AVE
FORT WORTH, TX 76109-1119

Deed Date: 8/24/2012

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D212214819](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERKINS CAROLINE C;PERKINS MAX A	2/13/2002	00154780000161	0015478	0000161
SPAKE JODI MCGEE;SPAKE TODD	10/28/1997	00129600000464	0012960	0000464
MATTHEWS ROSS	3/2/1990	00098580001425	0009858	0001425
BEST CONSTRUCTION INC	4/20/1989	00095710001360	0009571	0001360
NIES DOROTHY	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	\$247,753	\$234,000	\$481,753	\$481,753
2024	\$337,204	\$234,000	\$571,204	\$571,204
2023	\$371,130	\$282,400	\$653,530	\$653,530
2022	\$400,000	\$250,000	\$650,000	\$617,641
2021	\$315,022	\$250,000	\$565,022	\$561,492
2020	\$260,447	\$250,000	\$510,447	\$510,447

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.