



**Address:** [2700 WAITS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-44-15  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T002X

**Latitude:** 32.7126313934  
**Longitude:** -97.3575419502  
**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 44 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:** 1935

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03228487

**Site Name:** UNIVERSITY PLACE ADDITION-44-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,039

**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:**

BERGER RICHARD G

**Primary Owner Address:**

2700 WAITS AVE  
FORT WORTH, TX 76109-1435

**Deed Date:** 5/31/2011

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D211130495](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUNTER MELISSA J;HUNTER PAUL N	2/25/1999	00139980000514	0013998	0000514
MCCRARY JENNIE M EST	7/25/1995	00120500000423	0012050	0000423
MCCRARY JENNIE M	9/15/1992	00107780001327	0010778	0001327
FIELDS N F	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	\$345,122	\$234,000	\$579,122	\$579,122
2024	\$345,122	\$234,000	\$579,122	\$579,122
2023	\$327,994	\$282,400	\$610,394	\$550,212
2022	\$288,166	\$250,000	\$538,166	\$500,193
2021	\$234,388	\$250,000	\$484,388	\$454,721
2020	\$163,383	\$250,000	\$413,383	\$413,383

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.