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**Address:** [2614 WAITS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-44-18-30  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T002X

**Latitude:** 32.7131389029  
**Longitude:** -97.3575426416  
**TAD Map:** 2042-380  
**MAPSCO:** TAR-076T



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** UNIVERSITY PLACE ADDITION  
Block 44 Lot 18 & S5' 19

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$643,133

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

**Site Number:** 03228517

**Site Name:** UNIVERSITY PLACE ADDITION-44-18-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,554

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,450

**Land Acres<sup>\*</sup>:** 0.1939

**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:**

MCGUIRE TIMOTHY

MCGUIRE JULIE

**Primary Owner Address:**

2614 WAITS AVE  
FORT WORTH, TX 76109

**Deed Date:** 6/4/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215121409](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONRADS DAVID;CONRADS MARGARET	7/9/2012	<a href="#">D212166764</a>	0000000	0000000
RELYEA TIM D	2/9/2006	<a href="#">D206047985</a>	0000000	0000000
SCHLEGEL CATHERINE LYNN	6/14/2002	00157540000060	0015754	0000060
COLE GREGORY W;COLE JENIFER M	10/8/1999	00140480000212	0014048	0000212
MADISON ELIZABET;MADISON MATTHEW	6/24/1993	00111200001842	0011120	0001842
REYNOLDS VELMA W	10/22/1985	00083470002095	0008347	0002095
W T REYNOLDS JR	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	\$318,888	\$253,500	\$572,388	\$572,388
2024	\$389,633	\$253,500	\$643,133	\$633,556
2023	\$537,755	\$284,350	\$822,105	\$575,960
2022	\$484,016	\$250,000	\$734,016	\$523,600
2021	\$226,000	\$250,000	\$476,000	\$476,000
2020	\$226,000	\$250,000	\$476,000	\$476,000

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

- 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.