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**Address:** [2625 WAITS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-45-6  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T002X

**Latitude:** 32.712799513  
**Longitude:** -97.3569324258  
**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 45 Lot 6

**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:** 1934

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03228614

**Site Name:** UNIVERSITY PLACE ADDITION-45-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,782

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,380

**Land Acres<sup>\*</sup>:** 0.1694

**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:**

DINGER LAURA MARIA

**Primary Owner Address:**

2625 WAITS AVE  
FORT WORTH, TX 76109-1434

**Deed Date:** 8/22/2002

**Deed Volume:** 0015927

**Deed Page:** 0000309

**Instrument:** 00159270000309

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAYAG TRISTAN JORGE	10/22/1999	00140810000083	0014081	0000083
RITTBY C MAGNUS L	10/10/1997	00129500000393	0012950	0000393
RITTBY C MAGNUS L;RITTBY LISA A	10/25/1990	00100870001950	0010087	0001950
KNIGHT ROY C;KNIGHT TONI M	10/16/1986	00087180001245	0008718	0001245
MOSELY REBA H ESTATE	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	\$329,576	\$221,400	\$550,976	\$550,976
2024	\$329,576	\$221,400	\$550,976	\$550,976
2023	\$313,688	\$281,140	\$594,828	\$548,640
2022	\$275,610	\$250,000	\$525,610	\$498,764
2021	\$227,005	\$250,000	\$477,005	\$453,422
2020	\$162,202	\$250,000	\$412,202	\$412,202

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.