



Address: [3226 S UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 45450-3-15
Subdivision: WEATHERFORD, P R ADDITION
Neighborhood Code: M4T03A

Latitude: 32.7030030637
Longitude: -97.360801553
TAD Map: 2042-376
MAPSCO: TAR-076W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEATHERFORD, P R
ADDITION Block 3 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: B

Year Built: 2024

Personal Property Account: N/A

Agent: FORTRESS TAX DEFENSE LLC (12137)

Notice Sent Date: 4/15/2025

Notice Value: \$1,399,275

Protest Deadline Date: 5/24/2024

Site Number: 03319318

Site Name: WEATHERFORD, P R ADDITION-3-15

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 4,272

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

CASA RANA LLC

Primary Owner Address:

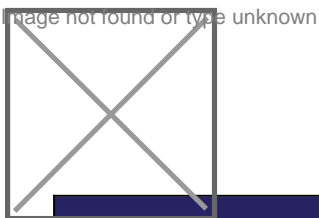
3202 PRINCETON AVE
DALLAS, TX 75205

Deed Date: 1/25/2019

Deed Volume:

Deed Page:

Instrument: [D219018605](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AKR VENTURES I LLC	10/16/2014	D214227655		
SHOPE & RYAN MGMT INC	6/30/2003	00168750000193	0016875	0000193
STOWELL ALBERT J	1/6/1999	00136060000105	0013606	0000105
MATSON DONNA HULLET;MATSON MORRIS	3/8/1993	00109710001810	0010971	0001810
MATSON MORRIS C TR	1/5/1987	00087990000751	0008799	0000751
DANIEL GLEN R	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	\$1,174,275	\$225,000	\$1,399,275	\$1,399,275
2024	\$0	\$202,500	\$202,500	\$202,500
2023	\$94,500	\$190,500	\$285,000	\$285,000
2022	\$148,924	\$110,000	\$258,924	\$258,924
2021	\$124,299	\$110,000	\$234,299	\$234,299
2020	\$213,190	\$110,000	\$323,190	\$323,190

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.