



**Address:** [3229 S UNIVERSITY DR](#)  
**City:** FORT WORTH  
**Georeference:** 45450-4-4  
**Subdivision:** WEATHERFORD, P R ADDITION  
**Neighborhood Code:** M4T03A

**Latitude:** 32.7029890085  
**Longitude:** -97.3600962394  
**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 4 Lot 4

**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:** 2004  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03319415  
**Site Name:** WEATHERFORD, P R ADDITION-4-4  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,198  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,750  
**Land Acres<sup>\*</sup>:** 0.1549  
**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:**  
JAMES & KATHLEEN DUNPHEY 2016 FAMILY TRUST  
**Primary Owner Address:**  
2908 SCARBOROUGH LN  
COLLEYVILLE, TX 76034

**Deed Date:** 3/22/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221080244](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COROGENES CHARLES;COROGENES SALLY	9/8/2005	<a href="#">D205272061</a>	0000000	0000000
RYAN NOLAN R;RYAN SHOPE JARED W	12/4/2002	00160980000123	0016098	0000123
SHOPE & RYAN MANAGEMENT INC	9/14/2000	00145290000373	0014529	0000373
RYAN JARED SHOPE;RYAN REESE	6/21/2000	00143990000329	0014399	0000329
MANOR INVESTMENT CO	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	\$368,563	\$135,000	\$503,563	\$503,563
2024	\$445,000	\$135,000	\$580,000	\$580,000
2023	\$503,451	\$182,250	\$685,701	\$685,701
2022	\$388,545	\$110,000	\$498,545	\$498,545
2021	\$318,198	\$110,000	\$428,198	\$428,198
2020	\$356,320	\$110,000	\$466,320	\$466,320

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.