



Address: [3225 S UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 45450-4-5
Subdivision: WEATHERFORD, P R ADDITION
Neighborhood Code: OFC-West Tarrant County

Latitude: 32.7031264375
Longitude: -97.3600944756
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 5

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: F1

Year Built: 1925

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$219,420

Protest Deadline Date: 5/31/2024

Site Number: 80232876

Site Name: JOE BROWN INSURANCE

Site Class: OFCLowRise - Office-Low Rise

Parcels: 2

Primary Building Name: 3321 S UNIVERSITY DR / 03319431

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 1,908

Net Leasable Area⁺⁺⁺: 1,908

Percent Complete: 100%

Land Sqft^{*}: 6,750

Land Acres^{*}: 0.1549

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:

3108 FRAZIER LLC

Primary Owner Address:

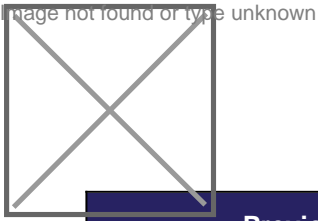
5801 CURZON AVE CUIE 215
FORT WORTH, TX 76107

Deed Date: 9/9/2024

Deed Volume:

Deed Page:

Instrument: [D224162522](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFIA PROPERTIES LLC	12/23/2008	D209021849	0000000	0000000
BROWN JOSEPH D;BROWN PRISCILLA	1/10/1990	00098240000800	0009824	0000800
DAVIS VIOLA C	12/31/1900	0000000000000000	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	\$151,920	\$67,500	\$219,420	\$219,420
2024	\$101,250	\$67,500	\$168,750	\$168,750
2023	\$78,142	\$67,500	\$145,642	\$145,642
2022	\$78,142	\$67,500	\$145,642	\$145,642
2021	\$78,142	\$67,500	\$145,642	\$145,642
2020	\$129,835	\$67,500	\$197,335	\$197,335

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.