



Address: [3149 S UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 45450-11-1
Subdivision: WEATHERFORD, P R ADDITION
Neighborhood Code: OFC-West Tarrant County

Latitude: 32.7042807876
Longitude: -97.3600792532
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 11 Lot 1

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: 2020

Personal Property Account: N/A

Agent: ESTES & GANDHI PC (00977)

Notice Sent Date: 5/1/2025

Notice Value: \$1,459,215

Protest Deadline Date: 5/31/2024

Site Number: 03320480

Site Name: The Greatest Gift Catalog Ever

Site Class: OFCLowRise - Office-Low Rise

Parcels: 1

Primary Building Name: OFFICE / 03320480

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 5,714

Net Leasable Area⁺⁺⁺: 5,714

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:

LILY PAD PROPERTIES LP

Primary Owner Address:

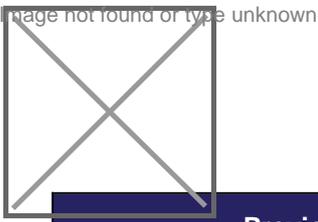
3149 S UNIVERITY DR
FORT WORTH, TX 76109

Deed Date: 8/17/2018

Deed Volume:

Deed Page:

Instrument: [D218184761](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARGARET ANN WHITMAN PEARCE TRUST	10/9/2014	D214223739		
PEARCE ANN	2/16/1983	00074480000703	0007448	0000703
CASBURN WM	12/31/1900	00013970000585	0001397	0000585

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	\$1,357,965	\$101,250	\$1,459,215	\$1,459,215
2024	\$1,123,750	\$101,250	\$1,225,000	\$1,225,000
2023	\$1,098,750	\$101,250	\$1,200,000	\$1,200,000
2022	\$998,750	\$101,250	\$1,100,000	\$1,100,000
2021	\$998,750	\$101,250	\$1,100,000	\$1,100,000
2020	\$0	\$101,250	\$101,250	\$101,250

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.