



**Address:** [3109 SONDR A DR # 101](#)  
**City:** FORT WORTH  
**Georeference:** 44205C---09  
**Subdivision:** UNIVERSITY PARK CONDOMINIUMS  
**Neighborhood Code:** A4C010B

**Latitude:** 32.7561434597  
**Longitude:** -97.3628453471  
**TAD Map:** 2042-396  
**MAPSCO:** TAR-062W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** UNIVERSITY PARK  
CONDOMINIUMS Block A Lot 101 .00702790 % CE

**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)

**Site Number:** 04864468  
**Site Name:** UNIVERSITY PARK CONDOMINIUMS-A-101  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 688  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 0.0000  
**Pool:** N

**State Code:** A

**Year Built:** 1982

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

<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:**  
CORNET PROPS LLC  
**Primary Owner Address:**  
6707 CANYON CREST DR  
FORT WORTH, TX 76132

**Deed Date:** 9/30/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215223051](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANESS BONITA S	6/9/2007	<a href="#">D209015193</a>	0000000	0000000
MANESS BONITA;MANESS DONALD G	11/1/2004	<a href="#">D204344632</a>	0000000	0000000
RJRG RENTAL INC	1/31/2001	00147110000258	0014711	0000258
LONG ADRIAN G;LONG MANDI H	11/21/1997	00129920000097	0012992	0000097
DICKINSON DANIEL B	2/19/1985	00080940001794	0008094	0001794
U S HOME CORPORATION	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	\$95,112	\$35,000	\$130,112	\$130,112
2024	\$115,039	\$35,000	\$150,039	\$150,039
2023	\$120,089	\$18,000	\$138,089	\$138,089
2022	\$107,000	\$18,000	\$125,000	\$125,000
2021	\$111,515	\$18,000	\$129,515	\$129,515
2020	\$102,897	\$18,000	\$120,897	\$120,897

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.