



**Address:** [3117 SONDR A DR # 302](#)  
**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 D Lot 302 .00449063 % 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:** 05132959

**Site Name:** UNIVERSITY PARK CONDOMINIUMS-D-302

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 440

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**Pool:** N

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** INTEGRATAX (00753)

**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:**

R & S LAWN MANAGEMENT LLC

**Primary Owner Address:**

2921 WHITE SETTLEMENT  
WEATHERFORD, TX 76087

**Deed Date:** 6/10/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216126038](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIDGLEA INVESTMENTS LLC	10/14/2010	<a href="#">D210257682</a>	0000000	0000000
MANESS BONITA S	6/9/2007	<a href="#">D209015193</a>	0000000	0000000
MANESS BONITA;MANESS DONALD G	2/12/2004	<a href="#">D204048114</a>	0000000	0000000
PERROTTI BEV;PERROTTI RICHARD EST	12/3/1992	00108790000034	0010879	0000034
FORTUNE SAVINGS BANK	10/24/1990	00101460000586	0010146	0000586
EPIC ASSOC 84 XLI	5/9/1984	00078260000218	0007826	0000218
U S HOMES CORP	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	\$58,890	\$35,000	\$93,890	\$93,890
2024	\$81,000	\$35,000	\$116,000	\$116,000
2023	\$94,349	\$18,000	\$112,349	\$112,349
2022	\$88,802	\$18,000	\$106,802	\$106,802
2021	\$71,000	\$18,000	\$89,000	\$89,000
2020	\$62,801	\$18,000	\$80,801	\$80,801

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.