



**Address:** [3125 SONDR A DR # 304](#)  
**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 F Lot 304 .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:** 05133416  
**Site Name:** UNIVERSITY PARK CONDOMINIUMS-F-304  
**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:** None  
**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:**  
CREAGER PROPERTIES LLC  
**Primary Owner Address:**  
PO BOX 11908  
FORT WORTH, TX 76110

**Deed Date:** 6/13/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219128964](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAPI GRACE	11/28/2018	<a href="#">D218276371</a>		
JOSSET ANDRE	9/10/1996	00125080001657	0012508	0001657
SILVA DAVID A	10/27/1994	00117780001930	0011778	0001930
COFFEY DARYL R	9/13/1989	00097150001204	0009715	0001204
SECRETARY OF HUD	1/6/1988	00093200000009	0009320	0000009
MELLON FINANCIAL SERV CORP	1/5/1988	00091620001106	0009162	0001106
PFAFF EARL	6/15/1987	00089840001403	0008984	0001403
STERN RICK	6/1/1987	00089640000026	0008964	0000026
MURPH JOSEPH F	2/7/1985	00080860000461	0008086	0000461
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	\$77,000	\$35,000	\$112,000	\$112,000
2024	\$88,065	\$35,000	\$123,065	\$123,065
2023	\$94,349	\$18,000	\$112,349	\$112,349
2022	\$88,802	\$18,000	\$106,802	\$106,802
2021	\$77,432	\$18,000	\$95,432	\$95,432
2020	\$52,581	\$12,419	\$65,000	\$65,000

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

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## Tarrant Appraisal District Property Information | PDF

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.