



**Address:** [1540 S UNIVERSITY DR](#)  
**City:** FORT WORTH  
**Georeference:** 20700-2-AR1  
**Subdivision:** HUGHES, MICHAEL EST ADDITION  
**Neighborhood Code:** RET-Southwest Tarrant County General

**Latitude:** 32.7290015512  
**Longitude:** -97.3620383557  
**TAD Map:** 2042-384  
**MAPSCO:** TAR-076J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HUGHES, MICHAEL EST  
ADDITION Block 2 Lot AR1

**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:** 80691021

**Site Name:** UNIVERSITY PARK VILLAGE

**Site Class:** RETCommunity - Retail-Community Shopping Center

**Parcels:** 2

**Primary Building Name:** Shopping Center / 06199941

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 49,426

**Net Leasable Area<sup>+++</sup>:** 49,426

**Percent Complete:** 75%

**Land Sqft<sup>\*</sup>:** 193,101

**Land Acres<sup>\*</sup>:** 4.4329

**Pool:** N

**State Code:** F1

**Year Built:** 1986

**Personal Property Account:** Multi

**Agent:** MERITAX ADVISORS LLC (00604)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$15,680,399

**Protest Deadline Date:** 5/31/2024

<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:**

UPV GLIMCHER LP

**Primary Owner Address:**

PO BOX 6120

INDIANAPOLIS, IN 46206

**Deed Date:** 1/7/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213009604](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
UPV CORP	6/7/2001	00149330000334	0014933	0000334
MADISON UNIV LP	3/26/1996	00139280000019	0013928	0000019
UNIVERSITY DR DEV LTD PRTNSHP	12/9/1994	00118160001454	0011816	0001454
UNIVERSITY SHOPPING CENTER LTD	8/21/1992	00107470001862	0010747	0001862
TEXAS COMMERCE BANK	2/20/1991	00102590001595	0010259	0001595
FORT WORTH PROPERTY LTD	1/1/1987	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	\$13,363,187	\$2,317,212	\$15,680,399	\$15,680,399
2024	\$8,882,788	\$2,317,212	\$11,200,000	\$11,200,000
2023	\$8,716,933	\$2,317,212	\$11,034,145	\$11,034,145
2022	\$8,458,938	\$2,317,212	\$10,776,150	\$10,776,150
2021	\$8,747,245	\$2,317,212	\$11,064,457	\$11,064,457
2020	\$9,166,790	\$2,317,212	\$11,484,002	\$11,484,002

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.