



Address: [1712 S UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 44220-1-1C
Subdivision: UNIVERSITY PLAZA ADDITION
Neighborhood Code: Food Service General

Latitude: 32.7253833127
Longitude: -97.3618035028
TAD Map: 2042-384
MAPSCO: TAR-076N



Google Map or type unknown

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

PROPERTY DATA

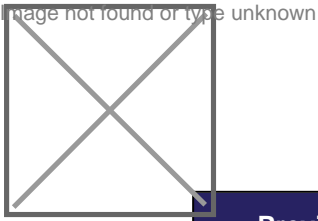
Legal Description: UNIVERSITY PLAZA ADDITION
Block 1 Lot 1C
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)
State Code: F1
Year Built: 1969
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$1,634,585
Protest Deadline Date: 5/31/2024
Site Number: 80591361
Site Name: MARIAS MEXICAN RESTAURANT
Site Class: FSRest - Food Service-Full Service Restaurant
Parcels: 1
Primary Building Name: MARIAS MEXICAN RESTAURANT / 06548180
Primary Building Type: Commercial
Gross Building Area+++ : 4,528
Net Leasable Area+++ : 4,528
Percent Complete: 100%
Land Sqft* : 27,354
Land Acres* : 0.6279
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:
FW INVESTMENTS LTD
Primary Owner Address:
3517 LOCKE AVE
FORT WORTH, TX 76107
Deed Date: 10/1/1996
Deed Volume: 0012526
Deed Page: 0001911
Instrument: 00125260001911



Previous Owners	Date	Instrument	Deed Volume	Deed Page
UNIVERSITY PARTNERS	1/1/1992	000000000000000	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 ⁺
2025	\$1,165,190	\$469,395	\$1,634,585	\$1,634,585
2024	\$1,102,319	\$469,395	\$1,571,714	\$1,571,714
2023	\$1,002,205	\$469,395	\$1,471,600	\$1,471,600
2022	\$913,728	\$469,395	\$1,383,123	\$1,383,123
2021	\$838,285	\$469,395	\$1,307,680	\$1,307,680
2020	\$730,605	\$469,395	\$1,200,000	\$1,200,000

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

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.