



Address: [1612 S UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 20700-2-5R4
Subdivision: HUGHES, MICHAEL EST ADDITION
Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.728071823
Longitude: -97.3630355042
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 5R4

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⁺⁺⁺: 127,174

Net Leasable Area⁺⁺⁺: 127,174

Percent Complete: 75%

Land Sqft^{*}: 601,999

Land Acres^{*}: 13.8199

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: \$40,345,952

Protest Deadline Date: 5/31/2024

⁺⁺⁺ Rounded.

^{*} 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

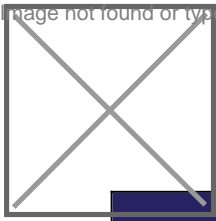
INDIANAPOLIS, IN 46206

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	1/1/1995	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 ⁺
2025	\$33,121,964	\$7,223,988	\$40,345,952	\$40,345,952
2024	\$21,576,012	\$7,223,988	\$28,800,000	\$28,800,000
2023	\$21,241,867	\$7,223,988	\$28,465,855	\$28,465,855
2022	\$20,499,862	\$7,223,988	\$27,723,850	\$27,723,850
2021	\$19,711,555	\$7,223,988	\$26,935,543	\$26,935,543
2020	\$21,292,010	\$7,223,988	\$28,515,998	\$28,515,998

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.