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Address: [451 UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 25838F-1-1
Subdivision: METROPLEX MULTIFOODS ADDITION
Neighborhood Code: Bank General

Latitude: 32.7540802546
Longitude: -97.3605328092
TAD Map: 2042-392
MAPSCO: TAR-062W



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

PROPERTY DATA

Legal Description: METROPLEX MULTIFOODS
ADDITION Block 1 Lot 1

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: 2021

Personal Property Account: Multi

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (90344)

Notice Sent Date: 5/1/2025

Notice Value: \$5,524,400

Protest Deadline Date: 5/31/2024

Site Number: 80647081

Site Name: R BANK

Site Class: BKFullSvc - Bank-Full Service

Parcels: 1

Primary Building Name: FIRST FLOOR/07345844

Primary Building Type: Commercial

Gross Building Area+++ : 15,784

Net Leasable Area+++ : 15,784

Percent Complete: 100%

Land Sqft* : 43,734

Land Acres* : 1.0039

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:

RLS II PROPERTIES MANAGEMENT INC

Primary Owner Address:

1635 ROGERS RD
FORT WORTH, TX 76107

Deed Date: 12/16/2015

Deed Volume:

Deed Page:

Instrument: [D216049205](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DB TIERRA HOLDINGS LP	1/29/2013	D213028426	0000000	0000000
FWDB LP	9/27/2004	D204378998	0000000	0000000
KFC U S PROPERTIES INC	12/31/2002	00165620000125	0016562	0000125
KFC OF AMERICA INC	6/6/2002	00157950000214	0015795	0000214
KFC CORPORATION	6/5/2002	00157310000382	0015731	0000382
METROPLEX MULTIFOOD INC	1/1/1999	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	\$3,775,040	\$1,749,360	\$5,524,400	\$4,920,000
2024	\$2,787,980	\$1,312,020	\$4,100,000	\$4,100,000
2023	\$2,775,870	\$1,312,020	\$4,087,890	\$4,087,890
2022	\$2,287,980	\$1,312,020	\$3,600,000	\$3,600,000
2021	\$0	\$1,312,020	\$1,312,020	\$1,312,020
2020	\$10,000	\$1,312,020	\$1,322,020	\$1,322,020

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.