



Address: [3112 COCKRELL AVE](#)
City: FORT WORTH
Georeference: 14290-4-13
Subdivision: FOREST PARK ADDITION-FT WORTH
Neighborhood Code: OFC-West Tarrant County

Latitude: 32.7055812946
Longitude: -97.3596071713
TAD Map: 2042-376
MAPSCO: TAR-076W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOREST PARK ADDITION-FT WORTH Block 4 Lot 13 & 14

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: 1976

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$103,020

Protest Deadline Date: 5/31/2024

Site Number: 80161286
Site Name: MEGU FRENCH JAPANESE RESTAURANT
Site Class: OFCMidHigh - Office-Mid to High Rise
Parcels: 2
Primary Building Name: WOODCREST BLDG / 02147637
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 100%
Land Sqft^{*}: 10,200
Land Acres^{*}: 0.2341
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:
CAMPUS SIX LIMITED PARTNERSHIP
Primary Owner Address:
3113 S UNIVERSITY DR STE 600
FORT WORTH, TX 76109-5622

Deed Date: 10/30/2001
Deed Volume: 0015351
Deed Page: 0000471
Instrument: 00153510000471

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	\$1,020	\$102,000	\$103,020	\$103,020
2024	\$1,020	\$102,000	\$103,020	\$103,020
2023	\$1,020	\$102,000	\$103,020	\$103,020
2022	\$1,020	\$102,000	\$103,020	\$103,020
2021	\$1,020	\$102,000	\$103,020	\$103,020
2020	\$1,020	\$102,000	\$103,020	\$103,020

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.