



Address: [3105 COCKRELL AVE](#)
City: FORT WORTH
Georeference: 14290-5-5R1
Subdivision: FOREST PARK ADDITION-FT WORTH
Neighborhood Code: Food Service General

Latitude: 32.7056438473
Longitude: -97.3590379635
TAD Map: 2042-376
MAPSCO: TAR-076X



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 5 Lot 5R1

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: 80879931

Site Name: DAVE'S HOT CHICKEN

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: DAVES HOT CHICKEN/ 41481119

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 3,153

Net Leasable Area⁺⁺⁺: 3,153

Percent Complete: 100%

Land Sqft^{*}: 18,018

Land Acres^{*}: 0.4136

Pool: N

State Code: F1

Year Built: 2003

Personal Property Account: [14913653](#)

Agent: INTEGRATAX (00753)

Notice Sent Date: 4/15/2025

Notice Value: \$1,393,303

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:

TCU VENTURE LLC

Primary Owner Address:

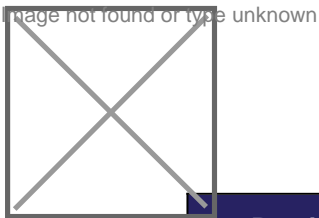
4916 CAMP BOWIE BLVD STE 100
FORT WORTH, TX 76109

Deed Date: 4/2/2021

Deed Volume:

Deed Page:

Instrument: [D221090338](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
3105 ASSOCIATES LLC	9/29/2014	D214213428		
TUG HILL TCU LP	6/1/2012	D212132105	0000000	0000000
COCKRELL REALTY LLC	1/1/2009	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	\$1,213,123	\$180,180	\$1,393,303	\$1,272,000
2024	\$879,820	\$180,180	\$1,060,000	\$1,060,000
2023	\$844,545	\$180,180	\$1,024,725	\$1,024,725
2022	\$769,820	\$180,180	\$950,000	\$950,000
2021	\$618,569	\$180,180	\$798,749	\$798,749
2020	\$599,820	\$180,180	\$780,000	\$780,000

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.