

## LOCATION

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**Address:** [2524 S UNIVERSITY DR](#)  
**City:** FORT WORTH  
**Georeference:** 44210-12-29-30  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** M4T03A

**Latitude:** 32.7154889708  
**Longitude:** -97.3608057478  
**TAD Map:** 2042-380  
**MAPSCO:** TAR-076S



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** UNIVERSITY PLACE ADDITION  
Block 12 Lot 29 & S4'E85' 30

**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:** 03225801  
**Site Name:** UNIVERSITY PLACE ADDITION-12-29-30  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,738  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,288  
**Land Acres<sup>\*</sup>:** 0.2132  
**Pool:** N

**State Code:** B

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

CASTLE PEAK HOMES III LP

**Primary Owner Address:**

2525 KNIGHT STREET SUITE 450  
DALLAS, TX 75219

**Deed Date:** 12/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222007490](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTGOMERY CYNTHIA A	4/18/2020	<a href="#">D209082332</a>		
BANDA INEZ G	7/2/2008	00000000000000	0000000	0000000
BANDA INEZ;BANDA ISAIAS C EST	12/31/1900	00046360000433	0004636	0000433

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$314,240	\$185,760	\$500,000	\$500,000
2023	\$213,136	\$286,864	\$500,000	\$500,000
2022	\$150,000	\$200,000	\$350,000	\$350,000
2021	\$97,517	\$200,000	\$297,517	\$297,517
2020	\$89,886	\$200,000	\$289,886	\$217,724

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.