



LOCATION

Address: [2435 S UNIVERSITY DR](#)

City: FORT WORTH

Georeference: 44210-32-9-10

Subdivision: UNIVERSITY PLACE ADDITION

Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.7162734259

Longitude: -97.3601676391

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

Legal Description: UNIVERSITY PLACE ADDITION

Block 32 Lot 9 E52'S120' LOT 9

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: 80875762

Site Name: PARK HILL SHOPPING CENTER

Site Class: RETNBHD - Retail-Neighborhood Shopping Center

Parcels: 3

Primary Building Name: PARK HILL SHOPPING CENTER / 02126001

State Code: F1

Primary Building Type: Commercial

Year Built: 1928

Gross Building Area+++ : 6,248

Personal Property Account: Multi

Net Leasable Area+++ : 5,764

Agent: None

Percent Complete: 100%

Protest Deadline Date: 5/15/2025

Land Sqft* : 5,720

+++ Rounded.

Land Acres* : 0.1313

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

Pool: N

OWNER INFORMATION

Current Owner:

TOY CHEST PROPERTIES LLC

Primary Owner Address:

1835 EMPIRE CENTRAL STE T
DALLAS, TX 75235-4205

Deed Date: 3/1/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE TOY CHEST PARTNERSHIP	1/5/2009	D209157431	0000000	0000000
MILLER W C ETAL	4/10/2001	00148290000249	0014829	0000249
MILLER M ALEXANDER;MILLER W C	4/9/2001	00148290000247	0014829	0000247
ALEXANDER W L TR JR	10/13/1983	00076530001634	0007653	0001634
DURINGER W C EST	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$933,776	\$28,600	\$962,376	\$962,376
2023	\$889,260	\$28,600	\$917,860	\$917,860
2022	\$870,250	\$28,600	\$898,850	\$898,850
2021	\$870,250	\$28,600	\$898,850	\$898,850
2020	\$870,250	\$28,600	\$898,850	\$898,850

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.