

LOCATION

Address: [2571 WAITS AVE](#)
City: FORT WORTH
Georeference: 44210-38-12-30
Subdivision: UNIVERSITY PLACE ADDITION
Neighborhood Code: 4T002X

Latitude: 32.7138876133
Longitude: -97.3569308708
TAD Map: 2042-380
MAPSCO: TAR-076T



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 38 Lot 12 & 25' ABAND ST

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: 03227049
Site Name: UNIVERSITY PLACE ADDITION-38-12-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,413
Percent Complete: 100%
Land Sqft^{*}: 11,050
Land Acres^{*}: 0.2536
Pool: N

State Code: A

Year Built: 1937

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

Current Owner:
MC4 VENTURES LLC
Primary Owner Address:
2601 WAITS AVE
FORT WORTH, TX 76109

Deed Date: 6/21/2023
Deed Volume:
Deed Page:
Instrument: [D223117593](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAYABB HEATHER C;MCLELLAND RANDAL SEAN	5/15/2023	D223088973		
FAHY MARY E FAHY;FAHY RICHARD J EST	10/1/2007	D207352688	0000000	0000000
GATZKE BENJAMIN E	9/30/2002	D202280333	0016025	0000253
MILLER ALICE	11/6/1998	000000000000000	0000000	0000000
MILLER ALICE;MILLER GARY RAY	3/28/1991	00102130001926	0010213	0001926
PUMPHREY JOHN;PUMPHREY VIRGINIA	7/25/1986	00086350000375	0008635	0000375
LOHMANN JED ARTHUR	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$339,500	\$310,500	\$650,000	\$650,000
2023	\$349,883	\$292,150	\$642,033	\$642,033
2022	\$336,067	\$312,500	\$648,567	\$589,042
2021	\$250,048	\$312,500	\$562,548	\$535,493
2020	\$174,312	\$312,500	\$486,812	\$486,812

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.