

LOCATION

Address: [2528 WAITS AVE](#)

City: FORT WORTH

Georeference: 44210-39-5

Subdivision: UNIVERSITY PLACE ADDITION

Neighborhood Code: 4T002X

Latitude: 32.7152506029

Longitude: -97.3575395092

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 39 Lot 5

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: A

Year Built: 1935

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03227103

Site Name: UNIVERSITY PLACE ADDITION-39-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,024

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

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:

MILLER DOUGLAS K
LUGO CAROLINE JAYNE

Primary Owner Address:

2528 WAITS AVE
FORT WORTH, TX 76109

Deed Date: 10/20/2022

Deed Volume:

Deed Page:

Instrument: [D222254760](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEETERS MARTHA ILENE HUBBARD	7/3/2008	D208295776	0000000	0000000
TEETERS MARTHA ILENE HUBBARD	7/27/2004	00022460000141	0002246	0000141
BLANK JANE H	12/2/1999	00141530000095	0014153	0000095
BLANK JANE H	6/12/1996	00124360000903	0012436	0000903
LEACH JULIAN S	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	\$116,000	\$234,000	\$350,000	\$350,000
2023	\$32,600	\$282,400	\$315,000	\$315,000
2022	\$65,000	\$250,000	\$315,000	\$315,000
2021	\$128,958	\$250,000	\$378,958	\$378,958
2020	\$127,776	\$250,000	\$377,776	\$377,776

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.