

## LOCATION

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**Address:** [2541 COCKRELL AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-40-19  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T002X

**Latitude:** 32.714753734  
**Longitude:** -97.3590152753  
**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

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**Legal Description:** UNIVERSITY PLACE ADDITION  
Block 40 Lot 19

**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:** 03227502  
**Site Name:** UNIVERSITY PLACE ADDITION-40-19  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,730  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,800  
**Land Acres<sup>\*</sup>:** 0.1790  
**Pool:** N

**State Code:** A

**Year Built:** 1928

**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:**

ESPIRITU VERONICA  
PANGRAC MICHAEL

**Primary Owner Address:**

2541 COCKRELL AVE  
FORT WORTH, TX 76109

**Deed Date:** 6/18/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220142427](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EASY STREET CAPITAL LLC	4/3/2018	<a href="#">D218076428</a>		
MIB SOLUTIONS LLC	5/26/2017	<a href="#">D217128038</a>		
TITANIUM INVESTMENTS LLC	5/4/2017	<a href="#">D217102504</a>		
MOORE CURTIS SCOTT;MOORE LARRY MICHAEL;MOORE ROBERT CLIFTON II	6/22/2015	<a href="#">D216052675</a>		
MOORE VERNA	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	\$511,777	\$234,000	\$745,777	\$670,824
2023	\$459,089	\$282,400	\$741,489	\$609,840
2022	\$402,639	\$250,000	\$652,639	\$554,400
2021	\$254,000	\$250,000	\$504,000	\$504,000
2020	\$170,500	\$250,000	\$420,500	\$420,500

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

- HOMESTEAD GENERAL 11.13(b)

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.