

## LOCATION

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**Address:** [2609 GREENE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-44-3  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T002X

**Latitude:** 32.7132986121  
**Longitude:** -97.3579698591  
**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 44 Lot 3

**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:** 1934

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03228347

**Site Name:** UNIVERSITY PLACE ADDITION-44-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,750

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,800

**Land Acres<sup>\*</sup>:** 0.1790

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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:**

TCU23 LLC

**Primary Owner Address:**

6616 PALEMO TRL  
LEWISVILLE, TX 75077

**Deed Date:** 1/23/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223028292](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORTE PHILLIP J JR	5/18/2022	<a href="#">D222140225</a>		
BYRD SYLVESTER JR;FORTE PHILLIP J JR	12/3/2014	d214263686		
WASHUTA MARY E	10/13/2000	00145730000135	0014573	0000135
WASHUTA MARY;WASHUTA STEVEN	5/6/1986	00085370001641	0008537	0001641
HOOK CLAYTON R	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$412,019	\$234,000	\$646,019	\$646,019
2023	\$391,510	\$282,400	\$673,910	\$673,910
2022	\$346,468	\$250,000	\$596,468	\$596,468
2021	\$279,466	\$250,000	\$529,466	\$529,466
2020	\$194,569	\$250,000	\$444,569	\$444,569

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.