

LOCATION

Address: [2622 WAITS AVE](#)
City: FORT WORTH
Georeference: 44210-44-16
Subdivision: UNIVERSITY PLACE ADDITION
Neighborhood Code: 4T002X

Latitude: 32.7128000618
Longitude: -97.3575416811
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 44 Lot 16

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: 1930

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03228495

Site Name: UNIVERSITY PLACE ADDITION-44-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,305

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:

MCGRATH RHOWAN P
MCGRATH KIMBERLY
MCGRATH JEREMY

Primary Owner Address:

2622 WAITS AVE
FORT WORTH, TX 76109

Deed Date: 12/6/2024

Deed Volume:

Deed Page:

Instrument: [D224219995](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHARDT MARTIN J;SCHARDT TERESA	6/18/2012	D212152316	0000000	0000000
BOYAREDDIGARI PRABHATH R	6/19/2009	D209165982	0000000	0000000
NEI GLOBAL RELOCATION CO	6/18/2009	D209165981	0000000	0000000
RUNYAN CHRISTINE;RUNYAN GERSHOM	3/28/2006	D206088024	0000000	0000000
ADAMS LARRY DEWAYNE	10/28/2005	D205323157	0000000	0000000
FORSYTH JOHN W EST	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	\$436,000	\$234,000	\$670,000	\$670,000
2023	\$367,600	\$282,400	\$650,000	\$620,030
2022	\$366,605	\$250,000	\$616,605	\$563,664
2021	\$262,422	\$250,000	\$512,422	\$512,422
2020	\$248,812	\$250,000	\$498,812	\$498,812

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.