



LOCATION

Address: [2614 WAITS AVE](#)
City: FORT WORTH
Georeference: 44210-44-18-30
Subdivision: UNIVERSITY PLACE ADDITION
Neighborhood Code: 4T002X

Latitude: 32.7131389029
Longitude: -97.3575426416
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 18 & S5' 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)

State Code: A

Year Built: 1935

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03228517

Site Name: UNIVERSITY PLACE ADDITION-44-18-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,554

Percent Complete: 100%

Land Sqft^{*}: 8,450

Land Acres^{*}: 0.1939

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:

MCGUIRE TIMOTHY
MCGUIRE JULIE

Primary Owner Address:

2614 WAITS AVE
FORT WORTH, TX 76109

Deed Date: 6/4/2015

Deed Volume:

Deed Page:

Instrument: [D215121409](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONRADS DAVID;CONRADS MARGARET	7/9/2012	D212166764	0000000	0000000
RELYEA TIM D	2/9/2006	D206047985	0000000	0000000
SCHLEGEL CATHERINE LYNN	6/14/2002	00157540000060	0015754	0000060
COLE GREGORY W;COLE JENIFER M	10/8/1999	00140480000212	0014048	0000212
MADISON ELIZABET;MADISON MATTHEW	6/24/1993	00111200001842	0011120	0001842
REYNOLDS VELMA W	10/22/1985	00083470002095	0008347	0002095
W T REYNOLDS JR	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	\$389,633	\$253,500	\$643,133	\$633,556
2023	\$537,755	\$284,350	\$822,105	\$575,960
2022	\$484,016	\$250,000	\$734,016	\$523,600
2021	\$226,000	\$250,000	\$476,000	\$476,000
2020	\$226,000	\$250,000	\$476,000	\$476,000

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.