



LOCATION

Address: [1300 S UNIVERSITY DR](#)

City: FORT WORTH

Georeference: 44173-1-1

Subdivision: UNIVERSITY CENTRE ADDITION

Neighborhood Code: OFC-West Tarrant County

Latitude: 32.7325033813

Longitude: -97.3626047638

TAD Map: 2042-384

MAPSCO: TAR-076J



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: UNIVERSITY CENTRE
ADDITION Block 1 Lot 1

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: 80440657

Site Name: UNIVERSITY CENTRE TOWER I

Site Class: OFCMidHigh - Office-Mid to High Rise

Parcels: 1

Primary Building Name: UNIVERSITY CENTER I / 04962710

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 183,904

Net Leasable Area⁺⁺⁺: 98,857

Percent Complete: 100%

Land Sqft^{*}: 120,225

Land Acres^{*}: 2.7600

Pool: N

State Code: F1

Year Built: 1984

Personal Property Account: Multi

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

Current Owner:

UCI PARTNERS LLC

Primary Owner Address:

1635 ROGERS RD
FORT WORTH, TX 76107

Deed Date: 11/15/2022

Deed Volume:

Deed Page:

Instrument: [D222271779](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
U CENTRE I REAL EST LTD	5/24/2007	D207180458	0000000	0000000
1300 UCI LTD	11/13/2002	00161420000289	0016142	0000289
YCP FT WORTH	11/5/1997	00129690000328	0012969	0000328
METROPOLITAN LIFE INS CO	5/30/1985	00081970000673	0008197	0000673
LINCOLN UNIVERSITY CENTRE LTD	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	\$9,054,904	\$3,005,650	\$12,060,554	\$12,060,554
2023	\$9,054,904	\$3,005,650	\$12,060,554	\$12,060,554
2022	\$8,941,921	\$3,005,650	\$11,947,571	\$11,947,571
2021	\$8,310,788	\$3,005,650	\$11,316,438	\$11,316,438
2020	\$8,310,788	\$3,005,650	\$11,316,438	\$11,316,438

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.