

## LOCATION

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**Address:** [2720 WAITS AVE](#)

**City:** FORT WORTH

**Georeference:** 44210-44-22R2

**Subdivision:** UNIVERSITY PLACE ADDITION

**Neighborhood Code:** 4T002X

**Latitude:** 32.7119892305

**Longitude:** -97.3575452342

**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 22R2

**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:** 800028552

**Site Name:** UNIVERSITY PLACE ADDITION 44 22R2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,973

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,500

**Land Acres<sup>\*</sup>:** 0.1492

**Pool:** N

**State Code:** A

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** None

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

<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:**

SETTLE MICHAEL HARRIS  
SETTLE BRIANA LOVE

**Primary Owner Address:**

2720 WAITS AVE  
FORT WORTH, TX 76109

**Deed Date:** 4/19/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219082877](#)

## VALUES

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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	\$1,181,453	\$195,003	\$1,376,456	\$1,246,270
2023	\$1,116,190	\$260,004	\$1,376,194	\$1,132,973
2022	\$994,771	\$250,000	\$1,244,771	\$1,029,975
2021	\$790,265	\$250,000	\$1,040,265	\$936,341
2020	\$601,219	\$250,000	\$851,219	\$851,219

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

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- 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.