



LOCATION

Address: [2564 WABASH AVE](#)

City: FORT WORTH

Georeference: 44210-10-17

Subdivision: UNIVERSITY PLACE ADDITION

Neighborhood Code: 4T001C

Latitude: 32.7139444362

Longitude: -97.3632824012

TAD Map: 2042-380

MAPSCO: TAR-076S



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 10 Lot 17 PORTION WITH EXEMPTION

33.333% OF LAND VALUE

Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH APPRAISAL DISTRICT (032)

State Code: A **Percent Complete:** 100%

Year Built: 1936 **Land Sqft*:** 12,354

Personal Property Account: N/A **Land Acres:** 0.2840

Agent: None **Pool:** N

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:

MCWABASH REALTY LLC

Primary Owner Address:

505 PECAN ST SUITE 200
FORT WORTH, TX 76102

Deed Date: 9/30/2024

Deed Volume:

Deed Page:

Instrument: [D224183408](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAMAL KARIM	3/5/2018	D218047810		
YVONNE M JOHNSON LIVING TRUST	9/30/2014	D214215907		
JOHNSON YVONNE M LIVING TRUST	4/22/2014	D214088316	0000000	0000000
JOHNSON YVONNE M	1/27/2006	D206030845	0000000	0000000
CFR PROPERTIES LTD	1/1/2000	00146430000330	0014643	0000330
CROW D W CROW;CROW ROBERT V JR	1/1/2000	00146430000327	0014643	0000327
CROW DOUGLAS W TR	3/9/1994	00114970002156	0011497	0002156
CROW ROBERT V	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	\$298,371	\$211,749	\$510,120	\$510,120
2023	\$411,236	\$116,655	\$527,891	\$527,891
2022	\$390,315	\$96,240	\$486,555	\$486,555
2021	\$311,487	\$96,240	\$407,727	\$407,727
2020	\$275,664	\$91,658	\$367,322	\$367,322

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.