



LOCATION

Address: [2547 WABASH AVE](#)
City: FORT WORTH
Georeference: 44210-11-12
Subdivision: UNIVERSITY PLACE ADDITION
Neighborhood Code: 4T001C

Latitude: 32.714659663
Longitude: -97.3626097411
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 11 Lot 12

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: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03225240

Site Name: UNIVERSITY PLACE ADDITION-11-12

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 7,150

Land Acres^{*}: 0.1641

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:

LILLIAN CUSTOM HOMES LLC

Primary Owner Address:

6350 N INSTERSTATE HIGHWAY 35 E
WAXAHACHIE, TX 75165

Deed Date: 8/30/2022

Deed Volume:

Deed Page:

Instrument: [D223013277](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REDER BARBARA	3/11/2021	D221068025		
ALLEN HONG SANG	6/1/1990	00099400001631	0009940	0001631
WILSON DONALD L	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	\$0	\$405,000	\$405,000	\$343,200
2023	\$0	\$286,000	\$286,000	\$286,000
2022	\$0	\$255,000	\$255,000	\$255,000
2021	\$10,000	\$245,000	\$255,000	\$255,000
2020	\$12,112	\$275,000	\$287,112	\$287,112

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.