

## 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 LESS PORTION WITH EXEMPTION  
 66.667% 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 (001)

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

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

**Personal Property Account\*:** N/A

**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	<a href="#">D218047810</a>		
YVONNE M JOHNSON LIVING TRUST	9/30/2014	<a href="#">D214215907</a>		
JOHNSON YVONNE M LIVING TRUST	4/22/2014	<a href="#">D214088316</a>	0000000	0000000
JOHNSON YVONNE M	1/27/2006	<a href="#">D206030845</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$91,419	\$423,561	\$514,980	\$390,264
2023	\$91,875	\$233,345	\$325,220	\$325,220
2022	\$103,575	\$192,510	\$296,085	\$296,085
2021	\$104,086	\$192,510	\$296,596	\$296,596
2020	\$99,484	\$183,342	\$282,826	\$282,826

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.