



**Address:** [3248 WABASH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 2860-2-2  
**Subdivision:** BLUEBONNET HILLS  
**Neighborhood Code:** 4T002U

**Latitude:** 32.7023212484  
**Longitude:** -97.3628635215  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-090A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BLUEBONNET HILLS Block 2  
Lot 2

**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:** A

**Year Built:** 1931

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00230561

**Site Name:** BLUEBONNET HILLS-2-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,232

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**Pool:** N

<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

**Current Owner:**

T & D PROPERTIES LLC

**Primary Owner Address:**

2502 PEBBLE DR  
GRANBURY, TX 76048-2619

**Deed Date:** 11/27/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212291242](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JEFFERIES DONNA;JEFFERIES TOMMY J	4/28/2009	<a href="#">D209119406</a>	0000000	0000000
O'HOYT CHERYL;O'HOYT DAN	5/8/2006	<a href="#">D206141662</a>	0000000	0000000
LAPHAM JOHN J	4/13/2001	00148280000071	0014828	0000071
FRITSCHER ERIC;FRITSCHER JENNIFER L	4/12/2001	00148280000071	0014828	0000071
FRITSCHER ERIC;FRITSCHER JENNIFER	3/12/1998	00131330000217	0013133	0000217
NIKIRK HOLLYE S;NIKIRK JAMES L	12/16/1992	00108890001249	0010889	0001249
KANTZ MARGARET J	7/15/1988	00093310000688	0009331	0000688
THOMPSON TANYUSHA;THOMPSON TIMOTHY	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 <sup>+</sup>
2025	\$273,210	\$187,500	\$460,710	\$460,710
2024	\$273,210	\$187,500	\$460,710	\$460,710
2023	\$193,369	\$250,000	\$443,369	\$443,369
2022	\$194,329	\$200,000	\$394,329	\$394,329
2021	\$192,554	\$200,000	\$392,554	\$392,554
2020	\$147,462	\$200,000	\$347,462	\$347,462

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.