



**Address:** [3257 WABASH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 2860-3-5  
**Subdivision:** BLUEBONNET HILLS  
**Neighborhood Code:** 4T002U

**Latitude:** 32.7020285034  
**Longitude:** -97.3622965341  
**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 3  
Lot 5

**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:** 1939

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00230693

**Site Name:** BLUEBONNET HILLS-3-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,656

**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:**

PRATER LISSA INGRAM

**Primary Owner Address:**

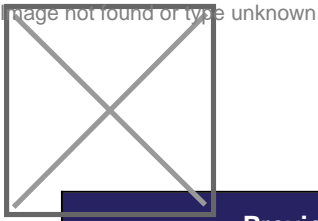
3257 WABASH AVE  
FORT WORTH, TX 76109-2247

**Deed Date:** 5/18/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210127571](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROGERS LISSA INGRAM	6/28/1990	00099720001241	0009972	0001241
ROGERS DON R PRATER;ROGERS LISSA I	12/23/1986	000000000000000	0000000	0000000
JOHNSON JUNE HINES	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 <sup>+</sup>
2025	\$183,011	\$187,500	\$370,511	\$370,511
2024	\$183,011	\$187,500	\$370,511	\$370,511
2023	\$126,316	\$250,000	\$376,316	\$362,223
2022	\$129,294	\$200,000	\$329,294	\$329,294
2021	\$130,133	\$200,000	\$330,133	\$330,133
2020	\$124,681	\$200,000	\$324,681	\$324,681

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

- 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.