



Address: [3249 WABASH AVE](#)
City: FORT WORTH
Georeference: 2860-3-7
Subdivision: BLUEBONNET HILLS
Neighborhood Code: 4T002U

Latitude: 32.702317148
Longitude: -97.3622946989
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 7

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: ROBERT OLA COMPANY LLC dba OLA TAX (00955)

Protest Deadline Date: 5/24/2024

Site Number: 00230715
Site Name: BLUEBONNET HILLS-3-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,858
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

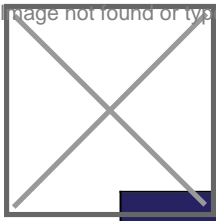
Current Owner:

SMITH SARAH M

Primary Owner Address:

2104 FOUNTAIN SQUARE DR
FORT WORTH, TX 76107-3638

Deed Date: 5/24/2002
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AKHTAR SARAH M	7/14/2000	00144370000560	0014437	0000560
COFFEY JEFF M;COFFEY JULIE T	2/15/1994	00114570002065	0011457	0002065
HILL HOMA S	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	\$222,722	\$187,500	\$410,222	\$410,222
2024	\$239,720	\$187,500	\$427,220	\$427,220
2023	\$150,000	\$250,000	\$400,000	\$392,407
2022	\$175,000	\$200,000	\$375,000	\$356,734
2021	\$124,304	\$200,000	\$324,304	\$324,304
2020	\$124,304	\$200,000	\$324,304	\$324,304

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.