



**Address:** [2520 WABASH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-10-6  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T001C

**Latitude:** 32.7154886693  
**Longitude:** -97.3632776702  
**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 6

**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:** 1930

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$585,584

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

**Site Number:** 03224996

**Site Name:** UNIVERSITY PLACE ADDITION-10-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,603

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**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:**

THOMPSON SCOTT A

**Primary Owner Address:**

2520 WABASH AVE  
FORT WORTH, TX 76109

**Deed Date:** 8/31/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215198863](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROUSSARD FRANCES;BROUSSARD JAMES	1/26/2001	00000000000000	0000000	0000000
BROUSSARD F E SCOTT;BROUSSARD JAMES M	11/22/2000	00146300000163	0014630	0000163
JONES GREGORY R	11/26/1998	00135090000494	0013509	0000494
LEWIS DARREN D;LEWIS JAMIE G	1/16/1998	00130470000238	0013047	0000238
GIROUARD MARVIN J	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	\$81,584	\$504,000	\$585,584	\$524,655
2024	\$81,584	\$504,000	\$585,584	\$476,959
2023	\$110,223	\$336,000	\$446,223	\$433,599
2022	\$107,153	\$287,028	\$394,181	\$394,181
2021	\$89,422	\$287,028	\$376,450	\$376,450
2020	\$103,560	\$275,000	\$378,560	\$378,560

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.