



**Address:** [2536 WABASH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-10-10  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T001C

**Latitude:** 32.7149370046  
**Longitude:** -97.3632799544  
**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 10

**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:** 1924

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 03225046

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,498

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,450

**Land Acres<sup>\*</sup>:** 0.1939

**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:**

SCHMITZ RYAN T  
LANDEROS-SCHMITZ DENISE

**Primary Owner Address:**

2536 WABASH AVE  
FORT WORTH, TX 76109

**Deed Date:** 10/30/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215247046](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MMB HUNTING LLC	2/27/2012	<a href="#">D212049521</a>	0000000	0000000
SCHNEIDER BRAD;SCHNEIDER JILL HADLEY	12/21/2003	<a href="#">D204005614</a>	0000000	0000000
HEATH GREGORY S	5/2/2003	001667600000048	0016676	0000048
ELLISON MARY E	5/1/2003	001667600000046	0016676	0000046
WITHERS FRANCES ALCIA EST	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	\$32,541	\$507,000	\$539,541	\$539,541
2024	\$99,226	\$507,000	\$606,226	\$606,226
2023	\$436,215	\$338,000	\$774,215	\$671,000
2022	\$322,784	\$287,216	\$610,000	\$610,000
2021	\$322,784	\$287,216	\$610,000	\$577,500
2020	\$250,000	\$275,000	\$525,000	\$525,000

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.