



Address: [2552 WABASH AVE](#)
City: FORT WORTH
Georeference: 44210-10-14
Subdivision: UNIVERSITY PLACE ADDITION
Neighborhood Code: 4T001C

Latitude: 32.714385349
Longitude: -97.3632810244
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 14

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: 1932

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$577,472

Protest Deadline Date: 5/24/2024

Site Number: 03225089

Site Name: UNIVERSITY PLACE ADDITION-10-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,992

Percent Complete: 100%

Land Sqft^{*}: 8,650

Land Acres^{*}: 0.1985

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:

BELZ ANITA FRANCES

Primary Owner Address:

2552 WABASH AVE
FORT WORTH, TX 76109-1361

Deed Date: 1/12/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205013056](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BELZ ANITA;BELZ WILLIAM BELZ	10/30/2004	000000000000000	0000000	0000000
BELZ JUANITA E	4/13/1999	000000000000000	0000000	0000000
BELZ JUANITA EST;BELZ WM J EST	12/31/1900	00045220000297	0004522	0000297

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	\$58,472	\$519,000	\$577,472	\$520,421
2024	\$58,472	\$519,000	\$577,472	\$473,110
2023	\$94,000	\$346,000	\$440,000	\$430,100
2022	\$102,782	\$288,218	\$391,000	\$391,000
2021	\$83,985	\$288,218	\$372,203	\$357,237
2020	\$75,925	\$275,000	\$350,925	\$324,761

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.