



**Address:** [2547 WABASH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-11-12  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T001C

**Latitude:** 32.714659663  
**Longitude:** -97.3626097411  
**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 11 Lot 12

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** MCDONNELL RICHARDSON CPA PC (12283) **Pool:** N

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

**Notice Value:** \$405,000

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

**Site Number:** 03225240

**Site Name:** UNIVERSITY PLACE ADDITION-11-12

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 7,150

**Land Acres<sup>\*</sup>:** 0.1641

<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:**

LILLIAN CUSTOM HOMES LLC

**Primary Owner Address:**

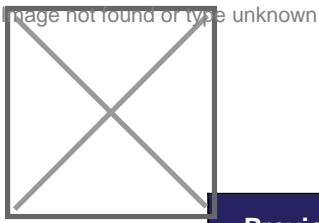
6350 N INTERSTATE HIGHWAY 35 E  
WAXAHACHIE, TX 75165

**Deed Date:** 8/30/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223013277](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
REDER BARBARA	3/11/2021	<a href="#">D221068025</a>		
ALLEN HONG SANG	6/1/1990	00099400001631	0009940	0001631
WILSON DONALD L	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	\$0	\$405,000	\$405,000	\$405,000
2024	\$0	\$405,000	\$405,000	\$343,200
2023	\$0	\$286,000	\$286,000	\$286,000
2022	\$0	\$255,000	\$255,000	\$255,000
2021	\$10,000	\$245,000	\$255,000	\$255,000
2020	\$12,112	\$275,000	\$287,112	\$287,112

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.