



**Address:** [2420 WABASH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-30-3  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T001C

**Latitude:** 32.7174548625  
**Longitude:** -97.363292185  
**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 30 Lot 3

**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:** 1970  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$740,176  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03226549  
**Site Name:** UNIVERSITY PLACE ADDITION-30-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,914  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,360  
**Land Acres<sup>\*</sup>:** 0.2148  
**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:**  
DANIEL LOUIS H  
DANIEL SHIRLEY  
**Primary Owner Address:**  
2420 WABASH AVE  
FORT WORTH, TX 76109-1017

**Deed Date:** 12/31/1900  
**Deed Volume:** 0003824  
**Deed Page:** 0000365  
**Instrument:** 00038240000365

## 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	\$178,576	\$561,600	\$740,176	\$701,868
2024	\$178,576	\$561,600	\$740,176	\$638,062
2023	\$244,095	\$374,400	\$618,495	\$580,056
2022	\$235,479	\$291,845	\$527,324	\$527,324
2021	\$193,332	\$291,845	\$485,177	\$485,177
2020	\$233,233	\$275,000	\$508,233	\$508,233

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.