



Address: [2415 WABASH AVE](#)
City: FORT WORTH
Georeference: 44210-31-18
Subdivision: UNIVERSITY PLACE ADDITION
Neighborhood Code: 4T001C

Latitude: 32.7174560331
Longitude: -97.3625829984
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 31 Lot 18

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: 1928
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$1,028,273
Protest Deadline Date: 5/24/2024

Site Number: 03226808
Site Name: UNIVERSITY PLACE ADDITION 31 18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,956
Percent Complete: 100%
Land Sqft^{*}: 9,420
Land Acres^{*}: 0.2162
Pool: Y

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
BAUER RICHARD J JR
DAHLQUIST JULIE R
Primary Owner Address:
2415 WABASH AVE
FORT WORTH, TX 76109

Deed Date: 7/18/2019
Deed Volume:
Deed Page:
Instrument: [D219157039](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NELSON MONICA JOY	4/10/2018	D218076013		
NELSON GLORIA M	1/1/2016	D215122320		
NELSON GLORIA M;NELSON MONICA JOY	6/8/2015	D215122320		
BROWNE CHRISTOPHER;BROWNE KAREN	5/27/2006	00000000000000	0000000	0000000
BROWNE;BROWNE T CHRISTOPHER	12/16/2005	D205379854	0000000	0000000
ROACH AMY E	5/5/2004	D204144557	0000000	0000000
CALLAWAY AMY E;CALLAWAY NEAL S	4/18/1998	00131740000424	0013174	0000424
SHOWS VALARAY S	1/24/1996	00122410000469	0012241	0000469
SECREST E LEIGH	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 ⁺
2025	\$463,073	\$565,200	\$1,028,273	\$1,028,273
2024	\$463,073	\$565,200	\$1,028,273	\$1,014,758
2023	\$604,552	\$376,800	\$981,352	\$922,507
2022	\$568,647	\$292,114	\$860,761	\$838,643
2021	\$470,289	\$292,114	\$762,403	\$762,403
2020	\$425,735	\$275,000	\$700,735	\$700,735

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.