



**Address:** [2564 WABASH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-10-17  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T001C

**Latitude:** 32.7139444362  
**Longitude:** -97.3632824012  
**TAD Map:** 2042-380  
**MAPSCO:** TAR-076S



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

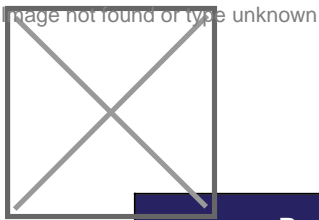
**PROPERTY DATA**

**Legal Description:** UNIVERSITY PLACE ADDITION  
Block 10 Lot 17 LESS PORTION WITH EXEMPTION  
66.667% OF LAND VALUE  
**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH APPRAISAL DISTRICT (00344)  
**Site Number:** 03225119  
**Site Name:** UNIVERSITY PLACE ADDITION Block 10 Lot 17 LESS PORTION WITH EXEM  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 3  
**Appropriate Size** +++: 0  
**State Code:** B **Percent Complete:** 100%  
**Year Built:** 1936 **Land Sqft** \*: 12,354  
**Personal Property Account:** N/A  
**Agent:** SOUTHERN PROPERTY TAX CONSULTANTS INC (00344)  
**Notice Sent**  
**Date:** 4/15/2025  
**Notice Value:** \$514,980  
**Protest Deadline Date:** 5/24/2024

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

**OWNER INFORMATION**

**Current Owner:**  
MCWABASH REALTY LLC  
**Primary Owner Address:**  
505 PECAN ST SUITE 200  
FORT WORTH, TX 76102  
**Deed Date:** 9/30/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224183408](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAMAL KARIM	3/5/2018	<a href="#">D218047810</a>		
YVONNE M JOHNSON LIVING TRUST	9/30/2014	<a href="#">D214215907</a>		
JOHNSON YVONNE M LIVING TRUST	4/22/2014	<a href="#">D214088316</a>	0000000	0000000
JOHNSON YVONNE M	1/27/2006	<a href="#">D206030845</a>	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	\$91,419	\$423,561	\$514,980	\$514,980
2024	\$91,419	\$423,561	\$514,980	\$390,264
2023	\$91,875	\$233,345	\$325,220	\$325,220
2022	\$103,575	\$192,510	\$296,085	\$296,085
2021	\$104,086	\$192,510	\$296,596	\$296,596
2020	\$99,484	\$183,342	\$282,826	\$282,826

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.