



**Address:** [3243 WABASH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45450-2-1  
**Subdivision:** WEATHERFORD, P R ADDITION  
**Neighborhood Code:** 4T002U

**Latitude:** 32.7025952663  
**Longitude:** -97.3622930713  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-076W



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

## PROPERTY DATA

**Legal Description:** WEATHERFORD, P R ADDITION Block 2 Lot 1

**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:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03318893

**Site Name:** WEATHERFORD, P R ADDITION-2-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,216

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

THIEN MYO

**Primary Owner Address:**

3243 WABASH AVE  
FORT WORTH, TX 76109

**Deed Date:** 11/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221352238](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THEIN MYINT	9/15/2020	<a href="#">D220235966</a>		
ROE HELEN W	8/2/2009	00000000000000	0000000	0000000
ROE HELEN W	4/23/1987	00089230000025	0008923	0000025
RUSSELL CATHERINE LEE	3/11/1987	00088810001857	0008881	0001857
RUSSELL CATHERIN;RUSSELL GREGORY	4/1/1983	00074970000481	0007497	0000481
WRIGHT FRANK	12/31/1900	00012030000000	0001203	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	\$0	\$0	\$0	\$0
2024	\$176,502	\$187,500	\$364,002	\$364,002
2023	\$126,438	\$250,000	\$376,438	\$362,498
2022	\$129,544	\$200,000	\$329,544	\$329,544
2021	\$130,744	\$200,000	\$330,744	\$330,744
2020	\$130,863	\$200,000	\$330,863	\$330,863

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.