



Address: [4044 WAYSIDE AVE](#)
City: FORT WORTH
Georeference: 2810-4-13
Subdivision: BLANTON'S ADDITION
Neighborhood Code: 4T930C

Latitude: 32.6886654021
Longitude: -97.3521489234
TAD Map: 2042-368
MAPSCO: TAR-090F



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

PROPERTY DATA

Legal Description: BLANTON'S ADDITION Block 4
Lot 13

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: 1940

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00228451

Site Name: BLANTON'S ADDITION-4-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 972

Percent Complete: 100%

Land Sqft^{*}: 7,100

Land Acres^{*}: 0.1629

Pool: N

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:
GUZMAN HECTOR MANUEL

Primary Owner Address:
4044 WAYSIDE AVE
FORT WORTH, TX 76110-5941

Deed Date: 10/11/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212284384](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUZMAN HECTOR M;GUZMAN LYDIA E	6/28/1990	00099700001482	0009970	0001482
ARTMIER EDNA;ARTMIER FRANK E	1/1/1980	00000000000000	0000000	0000000
KEENEY C B JR	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	\$0	\$0	\$0	\$0
2024	\$144,952	\$42,100	\$187,052	\$128,396
2023	\$110,842	\$42,100	\$152,942	\$116,724
2022	\$111,823	\$25,000	\$136,823	\$106,113
2021	\$75,972	\$25,000	\$100,972	\$96,466
2020	\$62,696	\$25,000	\$87,696	\$87,696

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.