

Property Information | PDF Account Number: 00228451



Address: 4044 WAYSIDE AVE

City: FORT WORTH
Georeference: 2810-4-13

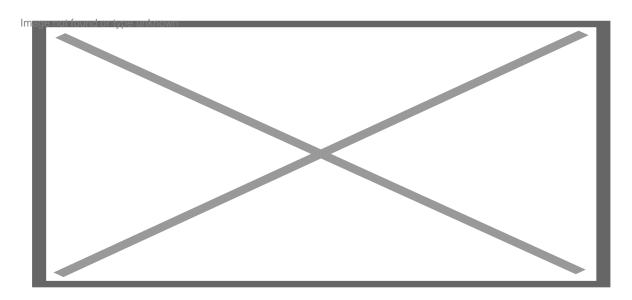
Subdivision: BLANTON'S ADDITION

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

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<sup>\*</sup> 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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.