



Address: [4040 WAYSIDE AVE](#)
City: FORT WORTH
Georeference: 2810-4-14-30
Subdivision: BLANTON'S ADDITION
Neighborhood Code: 4T930C

Latitude: 32.6888099956
Longitude: -97.3521489648
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 14 14-S8'15 BLK 4

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: 1946

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00228478

Site Name: BLANTON'S ADDITION-4-14-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 816

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:

VILLAVICENCIO DAVID
VILLAVICENCIO ELISSA

Primary Owner Address:

4112 INWOOD RD
FORT WORTH, TX 76109

Deed Date: 7/6/2020

Deed Volume:

Deed Page:

Instrument: [D220158363](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLAVICENCIO E;VILLAVICENCIO REYNALDO	8/28/2003	D203329140	0017154	0000020
SANDRIDGE HATTIE	8/29/2001	00156700000463	0015670	0000463
SANDRIDGE HATTI;SANDRIDGE JACK EST	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	\$70,150	\$42,100	\$112,250	\$112,250
2023	\$54,958	\$42,100	\$97,058	\$97,058
2022	\$56,316	\$25,000	\$81,316	\$81,316
2021	\$45,348	\$25,000	\$70,348	\$70,348
2020	\$44,975	\$25,000	\$69,975	\$69,975

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.