



**Address:** [804 E BOYCE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 39645-22-2  
**Subdivision:** SOUTHLAND TERRACE ADDITION  
**Neighborhood Code:** 1H080L

**Latitude:** 32.6781508318  
**Longitude:** -97.3196446056  
**TAD Map:** 2054-364  
**MAPSCO:** TAR-091K



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

## PROPERTY DATA

**Legal Description:** SOUTHLAND TERRACE  
ADDITION Block 22 Lot 2

**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:** 1955

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02863715

**Site Name:** SOUTHLAND TERRACE ADDITION-22-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,484

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**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:**

BRIONES PEDRO F  
FISCAL JULIA

**Primary Owner Address:**

804 E BOYCE AVE  
FORT WORTH, TX 76115

**Deed Date:** 6/23/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215137780](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERTS ROBERT PERRY 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$186,400	\$21,600	\$208,000	\$158,451
2023	\$158,400	\$21,600	\$180,000	\$144,046
2022	\$136,559	\$13,000	\$149,559	\$130,951
2021	\$106,046	\$13,000	\$119,046	\$119,046
2020	\$97,746	\$13,000	\$110,746	\$110,746

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.