



Address: [4016 WAYSIDE AVE](#)
City: FORT WORTH
Georeference: 2810-4-20-B
Subdivision: BLANTON'S ADDITION
Neighborhood Code: 4T930C

Latitude: 32.6896262544
Longitude: -97.3521455597
TAD Map: 2042-372
MAPSCO: TAR-090F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BLANTON'S ADDITION Block 4
Lot 20

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: 1939
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$187,329
Protest Deadline Date: 5/24/2024

Site Number: 00228524
Site Name: BLANTON'S ADDITION-4-20-B
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 936
Percent Complete: 100%
Land Sqft^{*}: 7,100
Land Acres^{*}: 0.1629
Pool: N

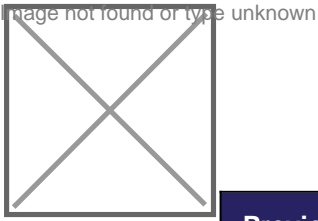
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
MONTAYA JUAN C
MONTAYA HERMINIA
Primary Owner Address:
4016 WAYSIDE AVE
FORT WORTH, TX 76110-5941

Deed Date: 3/26/1984
Deed Volume: 0007779
Deed Page: 0000289
Instrument: 00077790000289



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTOYA LUIS C	12/31/1900	000000000000000	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	\$145,229	\$42,100	\$187,329	\$144,868
2024	\$145,229	\$42,100	\$187,329	\$131,698
2023	\$112,070	\$42,100	\$154,170	\$119,725
2022	\$113,062	\$25,000	\$138,062	\$108,841
2021	\$81,711	\$25,000	\$106,711	\$98,946
2020	\$64,951	\$25,000	\$89,951	\$89,951

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.