



**Address:** [4225 WAYSIDE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 8730-3-7  
**Subdivision:** CRESTLAND ADDITION  
**Neighborhood Code:** 4T930C

**Latitude:** 32.6857788821  
**Longitude:** -97.3515013391  
**TAD Map:** 2042-368  
**MAPSCO:** TAR-090F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CRESTLAND ADDITION Block 3  
Lot 7

**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:** 1947

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00654795

**Site Name:** CRESTLAND ADDITION-3-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 819

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,100

**Land Acres<sup>\*</sup>:** 0.1629

**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:**

RUBIO RUBISSEL R

**Primary Owner Address:**

4225 WAYSIDE AVE  
FORT WORTH, TX 76115

**Deed Date:** 7/27/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216168768](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AVOCENT VENTURES LP	12/11/2015	<a href="#">D215278700</a>		
AMAYA GENESIS	6/24/2011	<a href="#">D211153283</a>	0000000	0000000
CASA SANTA LP	2/1/2011	<a href="#">D211033632</a>	0000000	0000000
VAL-COM ACQUISITIONS TRUST	12/28/2009	<a href="#">D209337919</a>	0000000	0000000
GONZALEZ-QUILO MARCELINO	10/6/1999	00140540000416	0014054	0000416
PENLE INVESTMENTS CORP	10/6/1999	00140540000404	0014054	0000404
OZUNA ALVA ANN	7/8/1988	00093600001465	0009360	0001465
OZUNA ALVA A;OZUNA C M	12/31/1900	00057780000932	0005778	0000932

## 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	\$72,045	\$42,100	\$114,145	\$114,145
2024	\$72,045	\$42,100	\$114,145	\$114,145
2023	\$56,897	\$42,100	\$98,997	\$98,997
2022	\$58,241	\$25,000	\$83,241	\$83,241
2021	\$47,152	\$25,000	\$72,152	\$72,152
2020	\$46,634	\$25,000	\$71,634	\$71,634

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.