



**Address:** [5420 WAYSIDE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 10960-22-23  
**Subdivision:** EDGE PARK ADDITION  
**Neighborhood Code:** 4S240H

**Latitude:** 32.6654983227  
**Longitude:** -97.3513192194  
**TAD Map:** 2042-360  
**MAPSCO:** TAR-090T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDGE PARK ADDITION Block 22  
Lot 23

**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:** 1957

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$279,058

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

**Site Number:** 00811092

**Site Name:** EDGE PARK ADDITION-22-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,428

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,878

**Land Acres<sup>\*</sup>:** 0.2038

**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:**

MELENDEZ DEANNA ISABEL

**Primary Owner Address:**

5420 WAYSIDE AVE  
FORT WORTH, TX 76134

**Deed Date:** 9/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221287055](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RODRIGUEZ ELIAS;RODRIGUEZ MONICA A	5/11/2015	<a href="#">D215098171</a>		
ORTIZ BASILO;ORTIZ ERICA	7/17/2006	<a href="#">D206217225</a>	0000000	0000000
RODRIGUEZ JUAN;RODRIGUEZ ROSELIA	3/23/1998	00131530000468	0013153	0000468
BRANNAN WAYNE C	4/28/1989	00095790000352	0009579	0000352
HUBBARD MARY K;HUBBARD VERNIE C	4/23/1970	00048700000662	0004870	0000662

## 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	\$257,058	\$22,000	\$279,058	\$279,058
2024	\$257,058	\$22,000	\$279,058	\$266,061
2023	\$236,115	\$22,000	\$258,115	\$241,874
2022	\$197,885	\$22,000	\$219,885	\$219,885
2021	\$82,348	\$22,000	\$104,348	\$97,603
2020	\$66,730	\$22,000	\$88,730	\$88,730

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.