



**Address:** [4325 WAITS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 22380-33-7  
**Subdivision:** KELLIS PARK ADDITION  
**Neighborhood Code:** 4T930A

**Latitude:** 32.6835359755  
**Longitude:** -97.3574263844  
**TAD Map:** 2042-368  
**MAPSCO:** TAR-090K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KELLIS PARK ADDITION Block  
33 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:** 1950

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01493094

**Site Name:** KELLIS PARK ADDITION-33-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 824

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,604

**Land Acres<sup>\*</sup>:** 0.1516

**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:**

BREGENZER JEAN

**Primary Owner Address:**

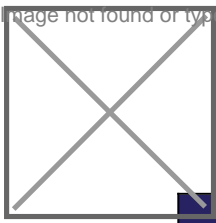
340 CARTWRIGHT DR  
BENBROOK, TX 76126-4450

**Deed Date:** 8/28/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212214526](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BREGENZER THOMAS	6/22/1994	00116380001993	0011638	0001993
LIBERTY MTG CO INC	9/7/1993	00112320000245	0011232	0000245
GARZA ANDRES	12/1/1992	00108760000717	0010876	0000717
SANDERS VICTORIA L	6/30/1992	00106920001186	0010692	0001186
BENAVIDES RICARDO M	12/31/1900	00094980000400	0009498	0000400

## 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	\$56,376	\$39,624	\$96,000	\$96,000
2024	\$71,750	\$39,624	\$111,374	\$111,374
2023	\$75,236	\$39,624	\$114,860	\$114,860
2022	\$63,694	\$25,000	\$88,694	\$88,694
2021	\$53,177	\$25,000	\$78,177	\$78,177
2020	\$57,000	\$25,000	\$82,000	\$82,000

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.