



Address: [4329 WAITS AVE](#)
City: FORT WORTH
Georeference: 22380-33-8
Subdivision: KELLIS PARK ADDITION
Neighborhood Code: 4T930A

Latitude: 32.683394489
Longitude: -97.3574272701
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 8

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

Notice Sent Date: 4/15/2025

Notice Value: \$121,936

Protest Deadline Date: 5/24/2024

Site Number: 01493108
Site Name: KELLIS PARK ADDITION-33-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,013
Percent Complete: 100%
Land Sqft^{*}: 6,656
Land Acres^{*}: 0.1528
Pool: N

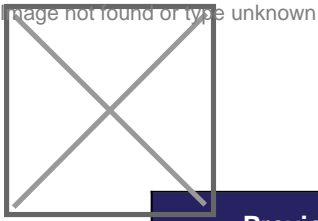
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
SIMENTAL MANUEL
Primary Owner Address:
4329 WAITS AVE
FORT WORTH, TX 76133-1138

Deed Date: 10/28/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D204342900](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BREGENZER EDWARD ETAL	6/3/1996	00123930001394	0012393	0001394
ARNETTE GLENN E	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	\$82,000	\$39,936	\$121,936	\$121,936
2024	\$82,000	\$39,936	\$121,936	\$114,021
2023	\$85,999	\$39,936	\$125,935	\$103,655
2022	\$72,744	\$25,000	\$97,744	\$94,232
2021	\$60,665	\$25,000	\$85,665	\$85,665
2020	\$71,011	\$25,000	\$96,011	\$83,263

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.