



Image not found or type unknown

Address: [5313 WAITS AVE](#)
City: FORT WORTH
Georeference: 39460-67-4
Subdivision: SOUTH HILLS ADDITION
Neighborhood Code: 4S120B

Latitude: 32.6674476809
Longitude: -97.3575810985
TAD Map: 2042-364
MAPSCO: TAR-090T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH HILLS ADDITION Block
67 Lot 4

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: 1959

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$209,655

Protest Deadline Date: 5/15/2025

Site Number: 02838214

Site Name: SOUTH HILLS ADDITION-67-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,251

Percent Complete: 100%

Land Sqft^{*}: 9,240

Land Acres^{*}: 0.2121

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:

MAGANA LEOPOLDO

Primary Owner Address:

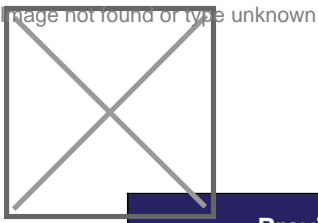
5313 WAITS AVE
FORT WORTH, TX 76133-2313

Deed Date: 1/28/2000

Deed Volume: 0014205

Deed Page: 0000309

Instrument: 00142050000309



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROGERS C EST;ROGERS DAVID M	8/4/1983	00075810000250	0007581	0000250
DEBORAH F DOWNS	8/1/1983	00000000000000	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	\$169,655	\$40,000	\$209,655	\$209,655
2024	\$169,655	\$40,000	\$209,655	\$192,174
2023	\$166,673	\$40,000	\$206,673	\$174,704
2022	\$137,145	\$40,000	\$177,145	\$158,822
2021	\$128,432	\$40,000	\$168,432	\$144,384
2020	\$107,834	\$40,000	\$147,834	\$131,258

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.