



**Address:** [1004 W BOYCE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 39570-27-27  
**Subdivision:** SOUTH SIDE ADDITION-FT WORTH  
**Neighborhood Code:** 4T930L

**Latitude:** 32.6800464202  
**Longitude:** -97.3351771075  
**TAD Map:** 2048-368  
**MAPSCO:** TAR-090M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTH SIDE ADDITION-FT  
WORTH Block 27 Lot 27

**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)

**Site Number:** 02898012

**Site Name:** SOUTH SIDE ADDITION-FT WORTH-27-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,230

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**Pool:** N

**State Code:** A

**Year Built:** 1954

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$177,194

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

<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:**

MARTINEZ NICOLAS S

**Primary Owner Address:**

1004 W BOYCE AVE  
FORT WORTH, TX 76115-2334

**Deed Date:** 6/24/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208252478](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ MARTA; MARTINEZ NICOLAS S	7/30/1996	00124560000424	0012456	0000424
PERKINS O W	4/9/1987	000000000000000	0000000	0000000
PERKINS O W	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 <sup>+</sup>
2025	\$147,194	\$30,000	\$177,194	\$147,696
2024	\$147,194	\$30,000	\$177,194	\$134,269
2023	\$150,437	\$30,000	\$180,437	\$122,063
2022	\$111,691	\$20,000	\$131,691	\$110,966
2021	\$102,459	\$20,000	\$122,459	\$100,878
2020	\$77,795	\$20,000	\$97,795	\$91,707

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.