



**Address:** [516 W BOYCE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 39570-29-30  
**Subdivision:** SOUTH SIDE ADDITION-FT WORTH  
**Neighborhood Code:** 4T930K

**Latitude:** 32.6800302202  
**Longitude:** -97.3299417231  
**TAD Map:** 2048-368  
**MAPSCO:** TAR-091J



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 29 Lot 30

**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:** 1935  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02898748  
**Site Name:** SOUTH SIDE ADDITION-FT WORTH-29-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 804  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1147  
**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:**  
BOYCE REVOCABLE LIVING TRUST  
**Primary Owner Address:**  
13611 IOWA ST  
WESTMINSTER, CA 92683

**Deed Date:** 8/21/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223157163](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUZMAN EDUARDO D	9/14/2015	<a href="#">D215216766</a>		
GUZMAN EDUARDO ARIAS	9/1/2015	<a href="#">D215200329</a>		
BRELAND ELIZABETH	2/15/2006	<a href="#">D206054654</a>	0000000	0000000
LAY ROBERT M;LAY TED WILLIAMS	9/6/1994	00117370002014	0011737	0002014
BRAY JEWEL	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	\$95,938	\$30,000	\$125,938	\$125,938
2024	\$95,938	\$30,000	\$125,938	\$125,938
2023	\$96,794	\$30,000	\$126,794	\$126,794
2022	\$83,519	\$20,000	\$103,519	\$103,519
2021	\$54,253	\$20,000	\$74,253	\$74,253
2020	\$44,257	\$20,000	\$64,257	\$64,257

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.