



Address: [5804 WAITS AVE](#)
City: FORT WORTH
Georeference: 39730-20-9R
Subdivision: SOUTHWEST HILLS ADDITION
Neighborhood Code: 4S120R

Latitude: 32.6612612884
Longitude: -97.3588058497
TAD Map: 2042-360
MAPSCO: TAR-090T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHWEST HILLS ADDITION
Block 20 Lot 9R

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: 1968
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02910071
Site Name: SOUTHWEST HILLS ADDITION-20-9R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,515
Percent Complete: 100%
Land Sqft^{*}: 8,769
Land Acres^{*}: 0.2013
Pool: N

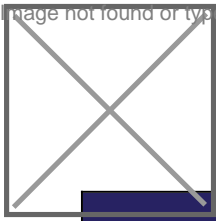
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
ESPINOSA JUAN
ESPINOSA M CHECA
Primary Owner Address:
5804 WAITS AVE
FORT WORTH, TX 76133-3327

Deed Date: 9/11/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213257952](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FERNANDEZ ADRIANA CAMACHO	10/27/2005	D205327942	0000000	0000000
MASSEY MARILYN	1/7/2004	000000000000000	0000000	0000000
MASSEY MARILYN;MASSEY WILLIAM W	12/31/1900	00055570000042	0005557	0000042

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	\$132,508	\$30,000	\$162,508	\$162,508
2024	\$132,508	\$30,000	\$162,508	\$162,508
2023	\$124,161	\$30,000	\$154,161	\$154,161
2022	\$104,790	\$30,000	\$134,790	\$134,790
2021	\$93,187	\$30,000	\$123,187	\$123,187
2020	\$122,758	\$30,000	\$152,758	\$152,758

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.