



## LOCATION

---

**Address:** [2621 WAYSIDE AVE](#)

**City:** FORT WORTH

**Georeference:** 14820-19-17

**Subdivision:** FRISCO RAILROAD ADDITION

**Neighborhood Code:** 4T002W

**Latitude:** 32.7135432342

**Longitude:** -97.3508176549

**TAD Map:** 2042-380

**MAPSCO:** TAR-076T



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** FRISCO RAILROAD ADDITION  
Block 19 Lot 17

**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:** 1951

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01026550

**Site Name:** FRISCO RAILROAD ADDITION-19-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 840

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

SIJ PROPERTIES #1 LLC

**Primary Owner Address:**

2612 WAYSIDE AVE  
FORT WORTH, TX 76110

**Deed Date:** 2/20/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219106939](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA IRERI;GARCIA JAIME SR	5/15/1992	00106410002020	0010641	0002020
MORRIS JODY	6/21/1988	00093150000072	0009315	0000072
DENNIS MARTHA L	12/31/1900	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$61,282	\$187,500	\$248,782	\$248,782
2023	\$52,688	\$168,750	\$221,438	\$221,438
2022	\$68,987	\$110,000	\$178,987	\$178,987
2021	\$58,823	\$110,000	\$168,823	\$168,823
2020	\$62,384	\$110,000	\$172,384	\$172,384

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.