



LOCATION

Address: [3453 WAYSIDE AVE](#)

City: FORT WORTH

Georeference: 39580-5-14

Subdivision: SOUTH SUMMIT HEIGHTS ADDITION

Neighborhood Code: 4T930D

Latitude: 32.6994129455

Longitude: -97.3510274442

TAD Map: 2042-372

MAPSCO: TAR-090B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH SUMMIT HEIGHTS
ADDITION Block 5 Lot 14

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: 02903229

Site Name: SOUTH SUMMITT HEIGHTS ADDITION-5-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,188

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

Pool: N

State Code: A

Year Built: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MATEOWORKS LLC

Primary Owner Address:

9026 SAN LEANDRO DR

DALLAS, TX 75218

Deed Date: 12/8/2023

Deed Volume:

Deed Page:

Instrument: [D223217766](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZAMORA SASHA	7/19/2022	D222182581		
VILLAVICENCIO MARIA;VILLAVICENCIO URBANO	10/30/1992	00108330001241	0010833	0001241
PARKER NADINE 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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$79,569	\$37,500	\$117,069	\$117,069
2023	\$82,581	\$37,500	\$120,081	\$120,081
2022	\$68,000	\$25,000	\$93,000	\$93,000
2021	\$60,000	\$25,000	\$85,000	\$85,000
2020	\$60,000	\$25,000	\$85,000	\$85,000

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.