



Address: [4016 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 2810-3-20
Subdivision: BLANTON'S ADDITION
Neighborhood Code: 4T930C

Latitude: 32.6896275093
Longitude: -97.3509787684
TAD Map: 2042-372
MAPSCO: TAR-090F



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

PROPERTY DATA

Legal Description: BLANTON'S ADDITION Block 3
Lot 20

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: 1946

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00228281

Site Name: BLANTON'S ADDITION-3-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,152

Percent Complete: 100%

Land Sqft^{*}: 7,100

Land Acres^{*}: 0.1629

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:

ALVAREZ JOSE A
ALVAREZ ROSENDA M

Primary Owner Address:

4016 FRAZIER AVE
FORT WORTH, TX 76110-5920

Deed Date: 7/1/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204214739](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILBREATH ALVIN A	11/3/1989	D204214740	0000000	0000000
GILBREATH ALVIN A;GILBREATH TAMMY	3/25/1988	00092260001494	0009226	0001494
SHANNON JOE WAYNE	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$90,263	\$42,100	\$132,363	\$132,363
2023	\$71,334	\$42,100	\$113,434	\$113,434
2022	\$73,016	\$25,000	\$98,016	\$92,575
2021	\$59,159	\$25,000	\$84,159	\$84,159
2020	\$58,539	\$25,000	\$83,539	\$79,782

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.