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**Address:** [4012 FRAZIER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 2810-3-21  
**Subdivision:** BLANTON'S ADDITION  
**Neighborhood Code:** 4T930C

**Latitude:** 32.6897630497  
**Longitude:** -97.350978239  
**TAD Map:** 2042-372  
**MAPSCO:** TAR-090F



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

## PROPERTY DATA

**Legal Description:** BLANTON'S ADDITION Block 3  
Lot 21

**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:** 1948

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00228303

**Site Name:** BLANTON'S ADDITION-3-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 784

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,100

**Land Acres<sup>\*</sup>:** 0.1629

**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:**

LEWIS JAMES M  
LEWIS TAMMY

**Primary Owner Address:**

317 ROCK MEADOW DR  
CROWLEY, TX 76036

**Deed Date:** 1/18/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213031962](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEWIS JAMES MICHAEL	6/7/2010	<a href="#">D210136415</a>	0000000	0000000
FYP LLC	2/2/2010	<a href="#">D210026821</a>	0000000	0000000
RODRIQUEZ CESAR;RODRIQUEZ ROSA	6/28/1993	00111390000972	0011139	0000972
EVANS WAYNE	12/16/1992	00108880001028	0010888	0001028
CHADWICK BRUCE	12/16/1986	00087810001889	0008781	0001889
EVANS 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$66,113	\$42,100	\$108,213	\$105,600
2023	\$45,900	\$42,100	\$88,000	\$88,000
2022	\$52,633	\$25,000	\$77,633	\$77,633
2021	\$41,829	\$25,000	\$66,829	\$66,829
2020	\$40,871	\$25,000	\$65,871	\$65,871

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.