

## Tarrant Appraisal District Property Information | PDF Account Number: 00228303

### 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





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

## PROPERTY DATA

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

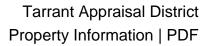
#### Jurisdictions:

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+++: 784 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: 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	D210136415	000000	0000000
FYP LLC	2/2/2010	D210026821	000000	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	000000000000000000000000000000000000000	000000	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	\$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**



# Tarrant Appraisal District Property Information | PDF

#### 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.