

## LOCATION

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**Address:** [4033 CURZON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 13410-38-3  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4D004C

**Latitude:** 32.7298621375  
**Longitude:** -97.3783357134  
**TAD Map:** 2036-384  
**MAPSCO:** TAR-075L



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** FACTORY PLACE ADDITION  
Block 38 Lot 3

**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:** 1945

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00899135

**Site Name:** FACTORY PLACE ADDITION-38-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,979

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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

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**Current Owner:**

O'BLENIS RONALD

**Primary Owner Address:**

18410 N LIBERTY RD  
FREDERICKTOWN, OH 43019

**Deed Date:** 8/9/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206274820](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROECKER AGNES M	9/10/2004	<a href="#">D204286845</a>	0000000	0000000
POE CASSANDRA MICHELLE	9/10/2002	00159720000043	0015972	0000043
SEC OF HUD	6/5/2002	00157360000444	0015736	0000444
WELLS FARGO HOME MTG INC	5/7/2002	00156710000365	0015671	0000365
LIRA CALVIN;LIRA MARIE SALAS	1/26/2000	00141990000064	0014199	0000064
KESSLER CARLA K	11/5/1999	00141050000330	0014105	0000330
HARDIN DOLORES	5/28/1996	00141050000328	0014105	0000328
HARDIN J E EST	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	\$464,071	\$55,000	\$519,071	\$474,421
2023	\$340,351	\$55,000	\$395,351	\$395,351
2022	\$324,320	\$55,000	\$379,320	\$379,320
2021	\$326,270	\$55,000	\$381,270	\$324,028
2020	\$320,410	\$55,000	\$375,410	\$294,571

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.