

## LOCATION

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**Address:** [4000 CURZON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 13410-39-7  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4D004C

**Latitude:** 32.7303567365  
**Longitude:** -97.3775197518  
**TAD Map:** 2036-384  
**MAPSCO:** TAR-075M



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 39 Lot 7

**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:** 1941

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00899224

**Site Name:** FACTORY PLACE ADDITION-39-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,050

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,850

**Land Acres<sup>\*</sup>:** 0.1342

**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:**

GRANNAN KYLE J

**Primary Owner Address:**

4000 CURZON AVE  
FORT WORTH, TX 76107-5508

**Deed Date:** 6/26/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206210464](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VERACE THOMAS J	10/5/2004	<a href="#">D204317205</a>	0000000	0000000
COLLETT ROBERT E	11/24/2003	<a href="#">D203439817</a>	0000000	0000000
BRANT GERALDINE;BRANT RAYMOND	3/30/2003	00167550000183	0016755	0000183
BRANT THELMA	5/6/1999	00000000000000	0000000	0000000
BRANT GEORGE EST;BRANT THELMA	5/2/1986	00085340001100	0008534	0001100
SCHRODER CRAIG;SCHRODER SABRA	3/16/1983	00074670000102	0007467	0000102

## 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	\$213,873	\$55,000	\$268,873	\$179,912
2023	\$199,175	\$55,000	\$254,175	\$163,556
2022	\$171,372	\$55,000	\$226,372	\$148,687
2021	\$154,482	\$55,000	\$209,482	\$135,170
2020	\$142,392	\$55,000	\$197,392	\$122,882

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

- HOMESTEAD GENERAL 11.13(b)

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.