



Address: [4001 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 2810-2-1
Subdivision: BLANTON'S ADDITION
Neighborhood Code: 4T930C

Latitude: 32.6901652545
Longitude: -97.3503158314
TAD Map: 2042-372
MAPSCO: TAR-090F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BLANTON'S ADDITION Block 2
Lot 1

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: 1947

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$127,281

Protest Deadline Date: 5/24/2024

Site Number: 00227846

Site Name: BLANTON'S ADDITION-2-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,044

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:

SANCHEZ MELECIO
SANCHEZ R B PEREA

Primary Owner Address:

4001 FRAZIER AVE
FORT WORTH, TX 76110-5921

Deed Date: 6/13/2001

Deed Volume: 0014959

Deed Page: 0000028

Instrument: 00149590000028

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDOVAL ADOLFO	5/8/2001	00148780000373	0014878	0000373
CHAILER JOHN D;CHAILER WILMA	4/22/1988	00092510001052	0009251	0001052
BRIGHT ANNE MCBRIDE	4/29/1987	00089260002384	0008926	0002384
BROOKS TAMMY	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	\$85,181	\$42,100	\$127,281	\$118,535
2024	\$85,181	\$42,100	\$127,281	\$107,759
2023	\$67,395	\$42,100	\$109,495	\$97,963
2022	\$68,979	\$25,000	\$93,979	\$89,057
2021	\$55,961	\$25,000	\$80,961	\$80,961
2020	\$55,420	\$25,000	\$80,420	\$76,278

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.