



Address: [4012 TOWNSEND DR](#)
City: FORT WORTH
Georeference: 2810-2-21
Subdivision: BLANTON'S ADDITION
Neighborhood Code: 4T930C

Latitude: 32.6897574412
Longitude: -97.3497972649
TAD Map: 2042-372
MAPSCO: TAR-090G



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 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: 1950
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$131,505
Protest Deadline Date: 5/24/2024

Site Number: 00228060
Site Name: BLANTON'S ADDITION-2-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,238
Percent Complete: 100%
Land Sqft^{*}: 7,100
Land Acres^{*}: 0.1629
Pool: N

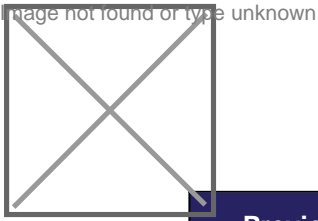
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
PEREZ JOSE G
PEREZ MARGARITA
Primary Owner Address:
4012 TOWNSEND DR
FORT WORTH, TX 76110-5949

Deed Date: 5/18/2000
Deed Volume: 0014352
Deed Page: 0000073
Instrument: 00143520000073



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VITOLAS BERTHA LILA	5/20/1992	00106640001454	0010664	0001454
CANTU JORGE R	12/31/1900	000000000000000	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	\$89,405	\$42,100	\$131,505	\$119,422
2024	\$89,405	\$42,100	\$131,505	\$108,565
2023	\$69,469	\$42,100	\$111,569	\$98,695
2022	\$71,176	\$25,000	\$96,176	\$89,723
2021	\$56,566	\$25,000	\$81,566	\$81,566
2020	\$55,271	\$25,000	\$80,271	\$75,468

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.