



Address: [4040 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 2810-3-14
Subdivision: BLANTON'S ADDITION
Neighborhood Code: 4T930C

Latitude: 32.6888053416
Longitude: -97.3509796096
TAD Map: 2042-368
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 3
Lot 14

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
Protest Deadline Date: 5/15/2025

Site Number: 00228222
Site Name: BLANTON'S ADDITION-3-14
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:
MONTANEZ MANUEL JR
MONTANEZ PATRI
Primary Owner Address:
304 SUN MEADOW LN
FORT WORTH, TX 76140

Deed Date: 5/9/2001
Deed Volume: 0014884
Deed Page: 0000040
Instrument: 00148840000040

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TALIAFERRO PROPERTIES INC	6/2/2000	00143790000456	0014379	0000456
KING ADABELLE	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	\$72,094	\$42,100	\$114,194	\$114,194
2024	\$72,094	\$42,100	\$114,194	\$114,194
2023	\$57,437	\$42,100	\$99,537	\$99,537
2022	\$58,786	\$25,000	\$83,786	\$83,786
2021	\$48,068	\$25,000	\$73,068	\$73,068
2020	\$48,058	\$25,000	\$73,058	\$73,058

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.