



Address: [4028 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 2810-3-17
Subdivision: BLANTON'S ADDITION
Neighborhood Code: 4T930C

Latitude: 32.6892131343
Longitude: -97.3509782486
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 17

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: \$109,937

Protest Deadline Date: 5/24/2024

Site Number: 00228257

Site Name: BLANTON'S ADDITION-3-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 774

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:

CRUZ ROLANDO ALVARRAN

Primary Owner Address:

4028 FRAZIER AVE
FORT WORTH, TX 76110-5920

Deed Date: 12/23/2003

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D203472477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1 ST CHOICE HOUSE BUYERS INC	11/25/2003	D203446060	0000000	0000000
RAINBOLT STANDLY R	12/4/1986	00087700000239	0008770	0000239
JDC INVESTMENTS INC	6/10/1986	00085750001554	0008575	0001554
SHOBERT BOB	7/11/1984	00078850002258	0007885	0002258
LEE L L ESTATE	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	\$67,837	\$42,100	\$109,937	\$100,969
2024	\$67,837	\$42,100	\$109,937	\$91,790
2023	\$53,295	\$42,100	\$95,395	\$83,445
2022	\$54,605	\$25,000	\$79,605	\$75,859
2021	\$43,963	\$25,000	\$68,963	\$68,963
2020	\$43,667	\$25,000	\$68,667	\$66,075

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.