



**Address:** [4140 FRAZIER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 2810-6-14  
**Subdivision:** BLANTON'S ADDITION  
**Neighborhood Code:** 4T930C

**Latitude:** 32.6870147679  
**Longitude:** -97.3509921254  
**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 6  
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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$197,409

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00228982

**Site Name:** BLANTON'S ADDITION-6-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,061

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,100

**Land Acres<sup>\*</sup>:** 0.1629

**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

**Current Owner:**

LOPEZ JESSICA

**Primary Owner Address:**

4140 FRAZIER AVE  
FORT WORTH, TX 76115

**Deed Date:** 4/6/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215069999](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TIMBERLAND CUSTOM HOMES INC	11/19/2013	<a href="#">D213302677</a>	0000000	0000000
HAGGARD JEFFREY	8/10/2006	<a href="#">D206261944</a>	0000000	0000000
HAGGARD JEFFREY ETAL	12/25/2005	000000000000000	0000000	0000000
HAGGARD FERGUSON F EST	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 <sup>+</sup>
2025	\$155,309	\$42,100	\$197,409	\$149,981
2024	\$155,309	\$42,100	\$197,409	\$136,346
2023	\$119,214	\$42,100	\$161,314	\$123,951
2022	\$120,269	\$25,000	\$145,269	\$112,683
2021	\$80,941	\$25,000	\$105,941	\$102,439
2020	\$68,126	\$25,000	\$93,126	\$93,126

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.