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Address: [4104 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 2810-6-23
Subdivision: BLANTON'S ADDITION
Neighborhood Code: 4T930C

Latitude: 32.68825111
Longitude: -97.3509796883
TAD Map: 2042-368
MAPSCO: TAR-090F



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

PROPERTY DATA

Legal Description: BLANTON'S ADDITION Block 6
Lot 23

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: \$99,000
Protest Deadline Date: 5/24/2024

Site Number: 00229075
Site Name: BLANTON'S ADDITION-6-23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 819
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:
VILLAVICENCIO PROPERTIES LLC
Primary Owner Address:
4112 INWOOD RD
FORT WORTH, TX 76109

Deed Date: 9/12/2024
Deed Volume:
Deed Page:
Instrument: [D224164399](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLAVICENCIO REYNALDO	12/31/1900	0000000000000000	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	\$56,900	\$42,100	\$99,000	\$99,000
2024	\$56,900	\$42,100	\$99,000	\$99,000
2023	\$51,900	\$42,100	\$94,000	\$94,000
2022	\$52,000	\$25,000	\$77,000	\$77,000
2021	\$43,100	\$25,000	\$68,100	\$68,100
2020	\$42,113	\$25,000	\$67,113	\$67,113

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.