



**Address:** [4109 FRAZIER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 2810-7-3  
**Subdivision:** BLANTON'S ADDITION  
**Neighborhood Code:** 4T930C

**Latitude:** 32.6881125281  
**Longitude:** -97.3503293965  
**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 7  
Lot 3

**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:** \$84,019  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00229105  
**Site Name:** BLANTON'S ADDITION-7-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 798  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 2,840  
**Land Acres<sup>\*</sup>:** 0.0651  
**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:**  
SANCHEZ ERNESTO  
SANCHEZ TERESA  
**Primary Owner Address:**  
4109 FRAZIER AVE  
FORT WORTH, TX 76115-1012

**Deed Date:** 8/13/1999  
**Deed Volume:** 0013972  
**Deed Page:** 0000307  
**Instrument:** 00139720000307

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEC OF HUD	5/19/1999	00138250000555	0013825	0000555
NATIONBANC MORTGAGE CORP	5/4/1999	00138040000093	0013804	0000093
SANCEN GILBERT A	6/20/1997	00128120000094	0012812	0000094
JERRY WEAKLEY ENTERPRISES INC	4/10/1997	00127360000563	0012736	0000563
CORBETT MILDRED ANN	7/13/1993	00124020001031	0012402	0001031
STRAYHORN TOM R	2/1/1983	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 <sup>+</sup>
2025	\$66,979	\$17,040	\$84,019	\$83,591
2024	\$66,979	\$17,040	\$84,019	\$75,992
2023	\$52,044	\$17,040	\$69,084	\$69,084
2022	\$53,323	\$25,000	\$78,323	\$72,449
2021	\$42,377	\$25,000	\$67,377	\$65,863
2020	\$41,407	\$25,000	\$66,407	\$59,875

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.