

Tarrant Appraisal District

Property Information | PDF

Account Number: 00654612

Address: 4225 FRAZIER AVE

City: FORT WORTH
Georeference: 8730-2-7

Subdivision: CRESTLAND ADDITION

Neighborhood Code: 4T930C

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

Longitude: -97.3503314492 TAD Map: 2042-368 MAPSCO: TAR-090F

PROPERTY DATA

Legal Description: CRESTLAND ADDITION Block 2

Lot 7

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: 1952

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00654612

Latitude: 32.6857748771

Site Name: CRESTLAND ADDITION-2-7 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 822
Percent Complete: 100%

Land Sqft*: 7,100 Land Acres*: 0.1629

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner: Deed Date: 8/29/2016
LOPEZ VICTOR Deed Volume:

Primary Owner Address:

4225 FRAZIER AVE

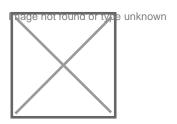
Deed Page:

FORT WORTH, TX 76115 Instrument: <u>D216213276</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDERSON ANDREA L	10/13/1995	00000000000000	0000000	0000000
ANDERSON JAMES R EST	12/31/1900	00000000000000	0000000	0000000

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$68,280	\$42,100	\$110,380	\$110,380
2024	\$68,280	\$42,100	\$110,380	\$110,380
2023	\$53,054	\$42,100	\$95,154	\$95,154
2022	\$54,358	\$25,000	\$79,358	\$79,358
2021	\$43,200	\$25,000	\$68,200	\$68,200
2020	\$42,211	\$25,000	\$67,211	\$67,211

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.