



**Address:** [4225 FRAZIER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 8730-2-7  
**Subdivision:** CRESTLAND ADDITION  
**Neighborhood Code:** 4T930C

**Latitude:** 32.6857748771  
**Longitude:** -97.3503314492  
**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:** 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  
**Site Name:** CRESTLAND ADDITION-2-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 822  
**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 VICTOR  
**Primary Owner Address:**  
4225 FRAZIER AVE  
FORT WORTH, TX 76115

**Deed Date:** 8/29/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216213276](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDERSON ANDREA L	10/13/1995	000000000000000	0000000	0000000
ANDERSON JAMES R 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	\$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.

+ 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.