



**Address:** [4228 FRAZIER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 8730-3-11  
**Subdivision:** CRESTLAND ADDITION  
**Neighborhood Code:** 4T930C

**Latitude:** 32.6856379155  
**Longitude:** -97.3509915478  
**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 3  
Lot 11

**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

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

**Site Number:** 00654833

**Site Name:** CRESTLAND ADDITION-3-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 821

**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

LOPEZ LIDIA

**Primary Owner Address:**

4224 FRAZIER AVE  
FORT WORTH, TX 76115-1015

**Deed Date:** 3/21/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213270932](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANGEL ARTHUR;RANGEL SOPHIE	2/22/2002	00155510000214	0015551	0000214
RANQEL ARTHUR	2/14/2001	00147300000322	0014730	0000322
GAMEZ CONRAD EST SR	12/31/1900	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	\$69,644	\$42,100	\$111,744	\$111,744
2024	\$69,644	\$42,100	\$111,744	\$111,744
2023	\$54,466	\$42,100	\$96,566	\$96,566
2022	\$55,805	\$25,000	\$80,805	\$80,805
2021	\$44,691	\$25,000	\$69,691	\$69,691
2020	\$44,095	\$25,000	\$69,095	\$69,095

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.