



Address: [4224 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 8730-3-12
Subdivision: CRESTLAND ADDITION
Neighborhood Code: 4T930C

Latitude: 32.6857749797
Longitude: -97.3509900064
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 12

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: \$171,478

Protest Deadline Date: 5/24/2024

Site Number: 00654841

Site Name: CRESTLAND ADDITION-3-12

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:

LOPEZ VICTOR

LOPEZ LIDIA B MEZA

Primary Owner Address:

4224 FRAZIER AVE
FORT WORTH, TX 76115-1015

Deed Date: 9/23/1998

Deed Volume: 0013443

Deed Page: 0000345

Instrument: 00134430000345

Previous Owners	Date	Instrument	Deed Volume	Deed Page
METRO AFFORDABLE HOMES INC	8/14/1998	00133890000193	0013389	0000193
WHITE SHIRLEY ANNETTE	12/24/1997	00131880000353	0013188	0000353
WHITE MARK JUAN	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 ⁺
2025	\$129,378	\$42,100	\$171,478	\$130,210
2024	\$129,378	\$42,100	\$171,478	\$118,373
2023	\$98,934	\$42,100	\$141,034	\$107,612
2022	\$99,809	\$25,000	\$124,809	\$97,829
2021	\$70,845	\$25,000	\$95,845	\$88,935
2020	\$55,960	\$25,000	\$80,960	\$80,850

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.