



Address: [4216 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 8730-3-14
Subdivision: CRESTLAND ADDITION
Neighborhood Code: 4T930C

Latitude: 32.6860529213
Longitude: -97.3509906788
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 14

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

Notice Sent Date: 4/15/2025

Notice Value: \$128,459

Protest Deadline Date: 5/24/2024

Site Number: 00654876

Site Name: CRESTLAND ADDITION-3-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,166

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:

JIMINEZ FRANCISCO
JIMINEZ TAIDE

Primary Owner Address:

4216 FRAZIER AVE
FORT WORTH, TX 76115-1015

Deed Date: 6/22/1990

Deed Volume: 0009963

Deed Page: 0001171

Instrument: 00099630001171

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	3/8/1989	00096860002225	0009686	0002225
UNION PLANTERS NATIONAL BANK	3/7/1989	00095400001532	0009540	0001532
WEATHERLY FRANCES;WEATHERLY J YADDOW	8/1/1985	00082660000009	0008266	0000009
WEATHERLY KATH;WEATHERLY STEPHEN K	5/31/1985	00081970001861	0008197	0001861

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	\$86,359	\$42,100	\$128,459	\$116,965
2024	\$86,359	\$42,100	\$128,459	\$106,332
2023	\$67,242	\$42,100	\$109,342	\$96,665
2022	\$68,894	\$25,000	\$93,894	\$87,877
2021	\$54,888	\$25,000	\$79,888	\$79,888
2020	\$53,801	\$25,000	\$78,801	\$74,690

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.