



Address: [4212 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 8730-3-15
Subdivision: CRESTLAND ADDITION
Neighborhood Code: 4T930C

Latitude: 32.6861898211
Longitude: -97.350988252
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 15

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: 00654884

Site Name: CRESTLAND ADDITION-3-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 968

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:

MONTANEZ MANUEL
MONTANEZ PATRICIA

Primary Owner Address:

4212 FRAZIER DR
FORT WORTH, TX 76115

Deed Date: 4/10/2019

Deed Volume:

Deed Page:

Instrument: [D219073853](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENEFICIAL REI LLC	1/23/2019	D219013839		
MITCHELL MULLENS CANDIANCE MARIE	5/19/2016	D219010542		
MITCHELL EDNA M EST	4/22/1987	00089190001675	0008919	0001675
MITCHELL EDNA M;MITCHELL G MCHAN	5/25/1983	00075070002238	0007507	0002238
MCHAN GORDON P	5/11/1983	00075070002238	0007507	0002238

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	\$41,292	\$42,100	\$83,392	\$83,392
2024	\$41,292	\$42,100	\$83,392	\$83,392
2023	\$31,296	\$42,100	\$73,396	\$73,396
2022	\$31,296	\$25,000	\$56,296	\$56,296
2021	\$24,289	\$25,000	\$49,289	\$49,289
2020	\$26,419	\$25,000	\$51,419	\$51,419

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.