



**Address:** [4006 CURZON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 13410-39-5  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4D004C

**Latitude:** 32.730355577  
**Longitude:** -97.3778496065  
**TAD Map:** 2036-384  
**MAPSCO:** TAR-075M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** FACTORY PLACE ADDITION  
Block 39 Lot 5

**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:** 1941

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00899208

**Site Name:** FACTORY PLACE ADDITION-39-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 805

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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 CRISTIAN

**Primary Owner Address:**

4006 CURZON AVE  
FORT WORTH, TX 76107

**Deed Date:** 4/29/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222112489](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OFFERPAD (SPVBORROWER1) LLC	3/8/2022	<a href="#">D222061324</a>		
SMITH MEGAN ELIZABETH	10/1/2020	<a href="#">D220308090</a>		
RAFFLE INVESTMENTS LLC	6/3/2020	<a href="#">D220128054</a>		
EVETTS MATTHEW J	2/13/1998	00130820000464	0013082	0000464
WINDER A B	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	\$223,808	\$55,000	\$278,808	\$278,808
2024	\$223,808	\$55,000	\$278,808	\$278,808
2023	\$207,522	\$55,000	\$262,522	\$262,522
2022	\$142,854	\$55,000	\$197,854	\$197,854
2021	\$128,672	\$55,000	\$183,672	\$183,672
2020	\$118,602	\$55,000	\$173,602	\$87,450

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.