



**Address:** [4217 FAIR PARK BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 13540-11-21  
**Subdivision:** FAIRVIEW HEIGHTS ADDITION  
**Neighborhood Code:** 1H080J

**Latitude:** 32.6864464802  
**Longitude:** -97.3136502957  
**TAD Map:** 2054-368  
**MAPSCO:** TAR-091G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FAIRVIEW HEIGHTS ADDITION  
Block 11 Lot 21 THRU 24

**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:** 1940

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00919624

**Site Name:** FAIRVIEW HEIGHTS ADDITION-11-21-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,586

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**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:**

DIAZ JUAN CARLOS PEREZ  
VALDEZ MA CECILIA CEJAS

**Primary Owner Address:**

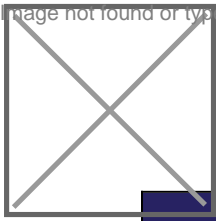
4217 FAIR PARK BLVD  
FORT WORTH, TX 76115

**Deed Date:** 10/19/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221335496](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MIRAMONTES TERESA	7/27/2011	000000000000000	0000000	0000000
MIRAMONTES JOAQUIN EST	3/14/1995	00119070001051	0011907	0001051
THOMPSON TRAVIS EUGE SR	11/13/1984	00080050001454	0008005	0001454
HAZEL M COLLINS	12/31/1900	000000000000000	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	\$94,491	\$22,500	\$116,991	\$116,991
2024	\$94,491	\$22,500	\$116,991	\$116,991
2023	\$99,293	\$22,500	\$121,793	\$121,793
2022	\$75,184	\$7,500	\$82,684	\$82,684
2021	\$69,110	\$7,500	\$76,610	\$76,610
2020	\$63,910	\$7,500	\$71,410	\$71,410

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.