



Address: [4000 FRISCO AVE](#)
City: FOREST HILL
Georeference: 14260-4-9
Subdivision: FOREST OAKS ADDITION-FOREST HL
Neighborhood Code: 1H070H

Latitude: 32.6749316028
Longitude: -97.2670999679
TAD Map: 2066-364
MAPSCO: TAR-092R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOREST OAKS ADDITION-
FOREST HL Block 4 Lot 9

Jurisdictions:

CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1954

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$184,795

Protest Deadline Date: 5/24/2024

Site Number: 00952524

Site Name: FOREST OAKS ADDITION-FOREST HL-4-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,204

Percent Complete: 100%

Land Sqft^{*}: 10,080

Land Acres^{*}: 0.2314

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:

CHAVEZ NICOLAS

Primary Owner Address:

4000 FRISCO AVE
FOREST HILL, TX 76119

Deed Date: 4/28/2021

Deed Volume:

Deed Page:

Instrument: [D221125442](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAVEZ GABRIEL	5/9/2014	D214098569	0000000	0000000
CONTRERAS CONCEPTION	2/18/1999	00136720000071	0013672	0000071
ABLE HOUSE MOVERS INC	10/5/1998	00134530000190	0013453	0000190
WATTS JERRY D;WATTS KATHLEEN B	6/13/1994	00116220000209	0011622	0000209
WATTS LULA MAE	12/28/1988	00094900001777	0009490	0001777
MEDLEY MARY E	1/4/1988	00091790000307	0009179	0000307
WATTS LULA	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	\$154,715	\$30,080	\$184,795	\$184,795
2024	\$154,715	\$30,080	\$184,795	\$174,464
2023	\$165,211	\$30,080	\$195,291	\$158,604
2022	\$134,105	\$10,080	\$144,185	\$144,185
2021	\$73,825	\$10,080	\$83,905	\$57,221
2020	\$58,784	\$10,080	\$68,864	\$52,019

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.