



**Address:** [4312 CRENSHAW AVE](#)  
**City:** FORT WORTH  
**Georeference:** 21370-10-4  
**Subdivision:** JACKSON, B ADDITION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7178482859  
**Longitude:** -97.2589496804  
**TAD Map:** 2072-380  
**MAPSCO:** TAR-079S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** JACKSON, B ADDITION Block  
10 Lot 4

**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:** 1953

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01444220

**Site Name:** JACKSON, B ADDITION-10-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 831

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,200

**Land Acres<sup>\*</sup>:** 0.1423

**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

**Primary Owner Address:**

4312 CRENSHAW AVE  
FORT WORTH, TX 76105

**Deed Date:** 1/31/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222030063](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRIS WANDA Y	4/13/1999	00139710000461	0013971	0000461
LEWIS NORMAN	7/31/1986	00086310001079	0008631	0001079
LEWIS EMMA L;LEWIS NORMAN	7/30/1986	00086310001071	0008631	0001071
L C R INVESTMENTS	5/19/1986	00085510001949	0008551	0001949
CONTINENTAL ENTERPRISES INC	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	\$64,959	\$18,600	\$83,559	\$83,559
2024	\$64,959	\$18,600	\$83,559	\$83,559
2023	\$63,406	\$18,600	\$82,006	\$82,006
2022	\$60,061	\$5,000	\$65,061	\$65,061
2021	\$45,105	\$5,000	\$50,105	\$50,105
2020	\$55,254	\$5,000	\$60,254	\$60,254

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.