



**Address:** [4520 FAIR PARK BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 30690-1-18  
**Subdivision:** OAKRIDGE TERRACE  
**Neighborhood Code:** 1H080L

**Latitude:** 32.6805482814  
**Longitude:** -97.3144801858  
**TAD Map:** 2054-368  
**MAPSCO:** TAR-091K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAKRIDGE TERRACE Block 1  
Lot 18

**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:** 1962

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02037661

**Site Name:** OAKRIDGE TERRACE-1-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,203

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,150

**Land Acres<sup>\*</sup>:** 0.1641

**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:**

VALDEZ JUAN CARLOS

**Primary Owner Address:**

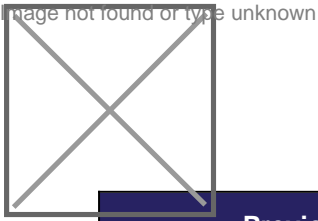
4520 FAIR PARK BLVD  
FORT WORTH, TX 76115-3632

**Deed Date:** 4/1/2003

**Deed Volume:** 0016581

**Deed Page:** 0000134

**Instrument:** 00165810000134



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUYNH CHI KIMTHI;HUYNH THANH T	5/31/1995	00119830002160	0011983	0002160
GUARANTY FEDERAL BANK	4/5/1994	00115430001826	0011543	0001826
LAWS LUCHEN E	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	\$165,849	\$21,450	\$187,299	\$187,299
2024	\$165,849	\$21,450	\$187,299	\$187,299
2023	\$162,395	\$21,450	\$183,845	\$183,845
2022	\$115,971	\$13,000	\$128,971	\$128,971
2021	\$89,178	\$13,000	\$102,178	\$102,178
2020	\$82,199	\$13,000	\$95,199	\$95,199

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.