



Image not found or type unknown

Address: [1225 BLODGETT AVE](#)
City: FORT WORTH
Georeference: 45650-4-22
Subdivision: WEISENBERGER ADDITION #4
Neighborhood Code: 1H080J

Latitude: 32.690461408
Longitude: -97.310920922
TAD Map: 2054-372
MAPSCO: TAR-091G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEISENBERGER ADDITION #4
Block 4 Lot 22

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: 1964

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$240,839

Protest Deadline Date: 5/24/2024

Site Number: 03378713

Site Name: WEISENBERGER ADDITION #4-4-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,617

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

YANEZ JOEL

YANEZ ELVIA AGUAYO

Primary Owner Address:

1225 BLODGETT AVE
FORT WORTH, TX 76115-1713

Deed Date: 11/25/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210126788](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERCADO ANA;MERCADO NARCISO	5/25/2006	D206159235	0000000	0000000
PLOWMAN MILLARD WARREN	7/12/2002	00158190000078	0015819	0000078
SALAS SAM	3/26/2002	00155840000231	0015584	0000231
LINDSEY WILLIAMS M	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	\$222,089	\$18,750	\$240,839	\$231,827
2024	\$222,089	\$18,750	\$240,839	\$210,752
2023	\$228,808	\$18,750	\$247,558	\$191,593
2022	\$169,955	\$5,000	\$174,955	\$174,175
2021	\$153,341	\$5,000	\$158,341	\$158,341
2020	\$108,652	\$5,000	\$113,652	\$113,652

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.