



Address: [4316 CURZON AVE](#)
City: FORT WORTH
Georeference: 45810-23-31
Subdivision: WEST FT WORTH LAND CO
Neighborhood Code: 4D004C

Latitude: 32.7302663341
Longitude: -97.3831446785
TAD Map: 2036-384
MAPSCO: TAR-075L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEST FT WORTH LAND CO
Block 23 Lot 31

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: 1942

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$220,000

Protest Deadline Date: 5/24/2024

Site Number: 03443043

Site Name: WEST FT WORTH LAND CO-23-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 971

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:

BLAIR LYNSEY C

Primary Owner Address:

4316 CURZON AVE
FORT WORTH, TX 76107-5402

Deed Date: 12/13/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204387335](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROPPS BOBBY	9/2/2003	D203331350	0017160	0000190
SEC OF HUD	2/5/2003	00166660000230	0016666	0000230
COUNTRYWIDE HOME LOANS INC	1/7/2003	00163010000115	0016301	0000115
EAGER ERIN E	1/25/2001	00147070000247	0014707	0000247
MONCRIEF RICHARD J	9/21/1998	00134350000421	0013435	0000421
WHITEHEAD EQUITIES JV	12/16/1988	00094660001248	0009466	0001248
WILL ROGERS COMMUNITY CTR I	4/22/1986	00085220002219	0008522	0002219
ZYGADLO MARION	4/21/1986	00085220002215	0008522	0002215
MARION ZYGADLO	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	\$148,000	\$55,000	\$203,000	\$203,000
2024	\$165,000	\$55,000	\$220,000	\$212,960
2023	\$165,000	\$55,000	\$220,000	\$193,600
2022	\$125,000	\$55,000	\$180,000	\$176,000
2021	\$105,000	\$55,000	\$160,000	\$160,000
2020	\$95,000	\$55,000	\$150,000	\$150,000

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.