



**Address:** [4312 CURZON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45810-23-33  
**Subdivision:** WEST FT WORTH LAND CO  
**Neighborhood Code:** 4D004C

**Latitude:** 32.7302655397  
**Longitude:** -97.3829871555  
**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 33

**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:** \$235,521  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03443051  
**Site Name:** WEST FT WORTH LAND CO-23-33  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 825  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**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:**  
ASHTON MARY JANE  
**Primary Owner Address:**  
4312 CURZON AVE  
FORT WORTH, TX 76107

**Deed Date:** 4/20/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221109374](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHTON MARY J;ASHTON ROGER T	6/24/2004	<a href="#">D204198731</a>	0000000	0000000
YEARY NANCY L	2/24/1999	00137330000500	0013733	0000500
CAVASAR DAVID K;CAVASAR JANINE S	10/30/1992	00108300000425	0010830	0000425
MILLIREN STEPHEN A	6/5/1987	00089830000258	0008983	0000258
BAIRD REBECCA;BAIRD S A MILLIREN	11/30/1984	00077300000720	0007730	0000720
JOHN W CRAFT	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	\$180,521	\$55,000	\$235,521	\$235,521
2024	\$180,521	\$55,000	\$235,521	\$225,829
2023	\$167,977	\$55,000	\$222,977	\$205,299
2022	\$144,259	\$55,000	\$199,259	\$186,635
2021	\$114,668	\$55,000	\$169,668	\$169,668
2020	\$119,685	\$55,000	\$174,685	\$167,332

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.