



**Address:** [3459 FRAZIER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 39580-4-16  
**Subdivision:** SOUTH SUMMIT HEIGHTS ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.6991369667  
**Longitude:** -97.3499628162  
**TAD Map:** 2042-372  
**MAPSCO:** TAR-090C



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

## PROPERTY DATA

**Legal Description:** SOUTH SUMMIT HEIGHTS  
ADDITION Block 4 Lot 16

**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:** 1925

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02902907

**Site Name:** SOUTH SUMMITT HEIGHTS ADDITION-4-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,440

**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:**

JIMENEZ MANUEL  
JIMENEZ KATRINA KIMBERLY

**Deed Date:** 4/27/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220143068-CWD](#)

**Primary Owner Address:**

3459 FRAZIER  
FORT WORTH, TX 76115

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WCR HOLDINGS INC	7/16/2008	<a href="#">D209178659</a>	0000000	0000000
MARTINEZ JOHN M	7/15/2008	<a href="#">D205042394</a>	0000000	0000000
MARTINEZ JOHN M	2/11/2005	<a href="#">D205042394</a>	0000000	0000000
SECRETARY OF HUD	10/14/2004	<a href="#">D204348706</a>	0000000	0000000
CITIMORTGAGE INC	10/5/2004	<a href="#">D204318046</a>	0000000	0000000
SKINNER SHERRY LYNN	3/8/2000	00142480000446	0014248	0000446
DAVIS EMMA JO	10/25/1996	00125660001762	0012566	0001762
CHAKRABARTI ALOK;CHAKRABARTI SHIKHA	6/28/1989	00096340001504	0009634	0001504
FRANCIS JAMES R JR	12/5/1985	00083890000599	0008389	0000599
FANNIE E FRANCIS	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	\$0	\$0	\$0	\$0
2024	\$238,509	\$37,500	\$276,009	\$264,525
2023	\$242,277	\$37,500	\$279,777	\$240,477
2022	\$193,615	\$25,000	\$218,615	\$218,615
2021	\$192,190	\$25,000	\$217,190	\$217,190
2020	\$174,973	\$25,000	\$199,973	\$199,973

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.