

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02902907

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) Site Number: 02902907

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: SOUTH SUMMITT HEIGHTS ADDITION-4-16

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 1,440

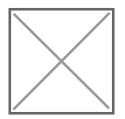
State Code: A Percent Complete: 100% Year Built: 1925 **Land Sqft**\*: 6,250

Personal Property Account: N/A Land Acres\*: 0.1434

Agent: None Pool: N **Protest Deadline Date: 5/15/2025** 

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<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

**Primary Owner Address:** 

3459 FRAZIER

FORT WORTH, TX 76115

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

**Deed Volume:** 

Deed Page:

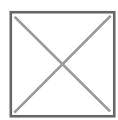
Instrument: D220143068-CWD

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WCR HOLDINGS INC	7/16/2008	D209178659	0000000	0000000
MARTINEZ JOHN M	7/15/2008	D205042394	0000000	0000000
MARTINEZ JOHN M	2/11/2005	D205042394	0000000	0000000
SECRETARY OF HUD	10/14/2004	D204348706	0000000	0000000
CITIMORTGAGE INC	10/5/2004	D204318046	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.

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Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.