



**Address:** [3121 FRAZIER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 6050-4-6  
**Subdivision:** BYERS & MCCART ADDITION  
**Neighborhood Code:** 4T002V

**Latitude:** 32.7051237355  
**Longitude:** -97.3499163929  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-076Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** BYERS & MCCART ADDITION  
Block 4 Lot 6  
**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:** C1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** ASSOCIATED TAX APPRAISERS (00542)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$187,500  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00390976  
**Site Name:** BYERS & MCCART ADDITION-4-6  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 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:**  
AMERICAN LAND & CATTLE CO  
**Primary Owner Address:**  
6040 CAMP BOWIE BLVD STE 1  
FORT WORTH, TX 76116-5602

**Deed Date:** 9/26/1989  
**Deed Volume:** 0009714  
**Deed Page:** 0001709  
**Instrument:** 00097140001709

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON NADINE	12/31/1900	000000000000000	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	\$187,500	\$187,500	\$181,440
2024	\$0	\$187,500	\$187,500	\$151,200
2023	\$0	\$126,000	\$126,000	\$126,000
2022	\$0	\$105,600	\$105,600	\$105,600
2021	\$0	\$110,000	\$110,000	\$110,000
2020	\$0	\$110,000	\$110,000	\$110,000

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

---

There are no exemptions for this property

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.