



Address: [3245 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 6050-17-11
Subdivision: BYERS & MCCART ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7024738368
Longitude: -97.3499452481
TAD Map: 2042-376
MAPSCO: TAR-076Y



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

PROPERTY DATA

Legal Description: BYERS & MCCART ADDITION
Block 17 Lot 11

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: 2023

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$507,141

Protest Deadline Date: 8/16/2024

Site Number: 00393460

Site Name: BYERS & MCCART ADDITION-17-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,291

Percent Complete: 60%

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:

PEREA FRANCISCO

PEREA NORMA

Primary Owner Address:

3141 LIVINGSTON AVE
FORT WORTH, TX 76110-3733

Deed Date: 9/12/2014

Deed Volume:

Deed Page:

Instrument: [D214203756](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALTEX 42 INVESTMENTS LLC	3/12/2014	D214056836	0000000	0000000
STANFIELD BONNIE TRUST	10/11/2012	D214020106	0000000	0000000
ROBERT SALTER FAMILY LP	4/5/2001	00148280000244	0014828	0000244
MENCARINI DENISE	5/19/1990	00099350001908	0009935	0001908
UNITED NATL BANK OF PLANO	5/11/1988	00092760000080	0009276	0000080
FEDERAL SAVINGS BANK OF SW	3/1/1988	00092030000404	0009203	0000404
DENSON WAYNE D	11/28/1986	00087620001073	0008762	0001073
MCKINNEY ROBERT	11/27/1986	00087620001071	0008762	0001071
RELOCATION HOLDINGS INC	11/26/1986	00087620001069	0008762	0001069
CHANCE JAMES D;CHANCE VELECIA K	10/19/1984	00079850001261	0007985	0001261
LISBY LESLIE ANDREW	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	\$263,125	\$71,875	\$335,000	\$335,000
2024	\$162,500	\$37,500	\$200,000	\$200,000
2023	\$0	\$37,500	\$37,500	\$37,500
2022	\$0	\$25,000	\$25,000	\$25,000
2021	\$0	\$25,000	\$25,000	\$25,000
2020	\$0	\$25,000	\$25,000	\$25,000

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

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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.