



**Address:** [3301 FRAZIER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 6050-24-1  
**Subdivision:** BYERS & MCCART ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7021933478  
**Longitude:** -97.3499371753  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-090C



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 24 Lot 1

**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:** 1930  
**Personal Property Account:** N/A  
**Agent:** TEXAS TAX PROTEST (05909)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00394777  
**Site Name:** BYERS & MCCART ADDITION-24-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,088  
**Percent Complete:** 100%  
**Land Sqft\*:** 6,250  
**Land Acres\*:** 0.1434  
**Pool:** N

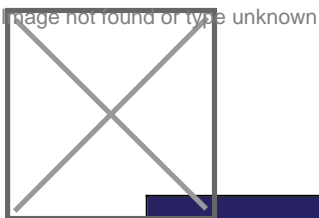
+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
TRUE DFW HOMES-1 LLC  
**Primary Owner Address:**  
1024 BAYSIDE DR SUITE 205  
NEWPORT BEACH, CA 92660

**Deed Date:** 5/31/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222158146](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRUE DFW2015-I HOMES LLC	9/8/2015	<a href="#">D215222332</a>		
TI TEXAS HOLDINGS LLC	3/22/2013	<a href="#">D213083511</a>	0000000	0000000
MEARS STEPHEN	10/2/2012	<a href="#">D212244219</a>	0000000	0000000
RIVERA-REYES RAQUEL	9/27/2006	<a href="#">D206304087</a>	0000000	0000000
JEMISON MARIAN L	9/2/1987	000000000000000	0000000	0000000
JEMISON L W	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	\$73,500	\$37,500	\$111,000	\$111,000
2024	\$73,500	\$37,500	\$111,000	\$111,000
2023	\$71,500	\$37,500	\$109,000	\$109,000
2022	\$75,000	\$25,000	\$100,000	\$100,000
2021	\$69,665	\$25,000	\$94,665	\$94,665
2020	\$69,665	\$25,000	\$94,665	\$94,665

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.