



Address: [3309 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 6050-24-3
Subdivision: BYERS & MCCART ADDITION
Neighborhood Code: 4T930D

Latitude: 32.701917981
Longitude: -97.3499367353
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 3

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: 1944
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$119,691
Protest Deadline Date: 5/24/2024

Site Number: 00394793
Site Name: BYERS & MCCART ADDITION-24-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,115
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:
JORDAN RACHEL CHRYSTINE
Primary Owner Address:
3309 FRAZIER AVE
FORT WORTH, TX 76110-3625

Deed Date: 3/18/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207129154](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JORDAN E S	12/31/1900	0000000000000000	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	\$82,191	\$37,500	\$119,691	\$119,691
2024	\$82,191	\$37,500	\$119,691	\$110,352
2023	\$85,145	\$37,500	\$122,645	\$100,320
2022	\$75,275	\$25,000	\$100,275	\$91,200
2021	\$70,107	\$25,000	\$95,107	\$82,909
2020	\$81,958	\$25,000	\$106,958	\$75,372

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.