



Address: [3313 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 6050-24-4
Subdivision: BYERS & MCCART ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7017816549
Longitude: -97.3499365808
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 4

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$221,388

Protest Deadline Date: 5/24/2024

Site Number: 00394807

Site Name: BYERS & MCCART ADDITION-24-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,536

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:

SALDIVAR LUZ A

Primary Owner Address:

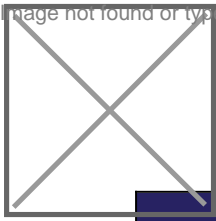
3313 FRAZIER AVE
FORT WORTH, TX 76110-3625

Deed Date: 2/24/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206060897](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIAZ JAVIER	4/30/1997	00127510000597	0012751	0000597
DAVIS EMMA JO	12/11/1996	00126100001682	0012610	0001682
HOLLINGSWORTH GRACE EST	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 ⁺
2025	\$183,888	\$37,500	\$221,388	\$189,279
2024	\$183,888	\$37,500	\$221,388	\$172,072
2023	\$187,743	\$37,500	\$225,243	\$156,429
2022	\$162,600	\$25,000	\$187,600	\$142,208
2021	\$104,280	\$25,000	\$129,280	\$129,280
2020	\$104,280	\$25,000	\$129,280	\$129,280

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.