



**Address:** [2701 FRAZIER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 14810-4-20  
**Subdivision:** FRISCO HEIGHTS ADDITION  
**Neighborhood Code:** 4T002W

**Latitude:** 32.7125992116  
**Longitude:** -97.3498106465  
**TAD Map:** 2042-380  
**MAPSCO:** TAR-076U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FRISCO HEIGHTS ADDITION  
Block 4 Lot 20

**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:** 1963

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$454,542

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01021850

**Site Name:** FRISCO HEIGHTS ADDITION-4-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,962

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

CRUZ CLEMENCIA

**Primary Owner Address:**

2701 FRAZIER AVE  
FORT WORTH, TX 76110

**Deed Date:** 1/5/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** CWD221175697

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRUZ-HURTADO J A;CRUZ-HURTADO M C CRUZ	12/3/2007	<a href="#">D207431965</a>	0000000	0000000
MITCHELL CARMEN LOIS	10/24/2007	<a href="#">D207385815</a>	0000000	0000000
STAPLES DENISE	10/23/2007	<a href="#">D207385816</a>	0000000	0000000
DENNIS REALTY PARTNERS LP	2/22/2007	<a href="#">D207081206</a>	0000000	0000000
ARELLANO AUDELIA;ARELLANO CARLOS	12/31/2003	<a href="#">D204002113</a>	0000000	0000000
DENNIS REALTY PARTNERS LP	12/31/2001	00155310000337	0015531	0000337
DENNIS MARTHA LOIS	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 <sup>+</sup>
2025	\$202,500	\$187,500	\$390,000	\$305,997
2024	\$267,042	\$187,500	\$454,542	\$278,179
2023	\$191,250	\$168,750	\$360,000	\$252,890
2022	\$180,000	\$110,000	\$290,000	\$229,900
2021	\$180,000	\$110,000	\$290,000	\$209,000
2020	\$80,000	\$110,000	\$190,000	\$190,000

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

- 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.