



Address: [2712 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 14810-5-4
Subdivision: FRISCO HEIGHTS ADDITION
Neighborhood Code: 4T002W

Latitude: 32.7122003412
Longitude: -97.3503726121
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 5 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: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01021893

Site Name: FRISCO HEIGHTS ADDITION-5-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,099

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:

DOWN THE ROAD PROPERTIES LLC

Primary Owner Address:

11426 STRAIT LN
DALLAS, TX 75229

Deed Date: 10/12/2022

Deed Volume:

Deed Page:

Instrument: [D222248637](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
A1 HOME OFFERS LLC	7/11/2022	D222248636 CWD		
TAZEWELL GILLIAM SANDERSON III TRUST	7/11/2022	D222175587		
SANDERSON ETHEL EST	10/25/2011	D211261244	0000000	0000000
SANDERSON ETHEL SMITH	8/21/1998	00133860000665	0013386	0000665
SANDERSON ETHEL;SANDERSON MICHAEL	9/13/1990	00100440002057	0010044	0002057
WILLIAMS CHARLES GRADY EXEC	12/13/1989	00000000000000	0000000	0000000
WILLIAMS LOUISE F ESTATE	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	\$107,500	\$187,500	\$295,000	\$295,000
2024	\$112,835	\$187,500	\$300,335	\$300,335
2023	\$125,250	\$168,750	\$294,000	\$294,000
2022	\$68,974	\$110,000	\$178,974	\$178,974
2021	\$58,758	\$110,000	\$168,758	\$168,758
2020	\$62,252	\$110,000	\$172,252	\$172,252

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.