



Address: [4360 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 37860-74-24
Subdivision: SEMINARY HILL ADDITION
Neighborhood Code: WH-South Fort Worth/Seminary General

Latitude: 32.6838246776
Longitude: -97.3510020219
TAD Map: 2042-368
MAPSCO: TAR-090K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SEMINARY HILL ADDITION
Block 74 Lot 24 & 25B

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)

Site Number: 80195849
Site Name: 4360 FRAZIER AVE
Site Class: WHStorage - Warehouse-Storage
Parcels: 1
Primary Building Name: WATERS, STEVEN D ETUX ALICE N / 02707136

State Code: F1
Year Built: 1978
Personal Property Account: N/A
Agent: ODAY HARRISON GRANT INC (00025)
Notice Sent Date: 4/15/2025
Notice Value: \$134,057
Protest Deadline Date: 5/31/2024

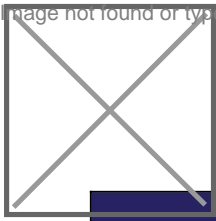
Primary Building Type: Commercial
Gross Building Area+++ : 1,500
Net Leasable Area+++ : 1,500
Percent Complete: 100%
Land Sqft* : 8,400
Land Acres* : 0.1928
Pool: N

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

OWNER INFORMATION

Current Owner:
IVELINE LLC
Primary Owner Address:
5233 RUTLAND AVE
FORT WORTH, TX 76133

Deed Date: 11/5/2018
Deed Volume:
Deed Page:
Instrument: [D218248045](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATERS ALICE N;WATERS STEVEN D	7/29/1994	00116750002360	0011675	0002360
GREENBERG DAVID N	11/18/1985	00083740000454	0008374	0000454
WOODIE W WOODS	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	\$94,157	\$39,900	\$134,057	\$72,000
2024	\$20,100	\$39,900	\$60,000	\$60,000
2023	\$20,100	\$39,900	\$60,000	\$60,000
2022	\$11,159	\$39,900	\$51,059	\$51,059
2021	\$24,900	\$23,100	\$48,000	\$48,000
2020	\$19,900	\$23,100	\$43,000	\$43,000

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

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.