



**Address:** [3405 FRAZIER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 39580-4-2  
**Subdivision:** SOUTH SUMMIT HEIGHTS ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7010602829  
**Longitude:** -97.3499484463  
**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:** SOUTH SUMMIT HEIGHTS  
ADDITION Block 4 Lot 2

**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:** 02902745  
**Site Name:** SOUTH SUMMITT HEIGHTS ADDITION-4-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,392  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**Pool:** N

**State Code:** A  
**Year Built:** 1953  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$207,835  
**Protest Deadline Date:** 5/24/2024

<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:**  
JIMENEZ JUAN  
**Primary Owner Address:**  
3405 FRAZIER AVE  
FORT WORTH, TX 76110-3627

**Deed Date:** 8/6/2003  
**Deed Volume:** 0017027  
**Deed Page:** 0000193  
**Instrument:** [D203285453](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JIMENEZ JUAN;JIMENEZ NICOLAS JIMENE	10/10/1997	00129420000224	0012942	0000224
MATTHEWS LAWRENCE E	7/11/1997	00128340000083	0012834	0000083
WEST REX	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	\$143,500	\$37,500	\$181,000	\$139,616
2024	\$170,335	\$37,500	\$207,835	\$126,924
2023	\$91,346	\$37,500	\$128,846	\$115,385
2022	\$79,895	\$25,000	\$104,895	\$104,895
2021	\$73,864	\$25,000	\$98,864	\$98,864
2020	\$86,722	\$25,000	\$111,722	\$101,399

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.