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**Address:** [3425 FRAZIER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 39580-4-7  
**Subdivision:** SOUTH SUMMIT HEIGHTS ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7003705459  
**Longitude:** -97.3499446953  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-090C



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

## PROPERTY DATA

**Legal Description:** SOUTH SUMMIT HEIGHTS  
ADDITION Block 4 Lot 7

**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:** 02902818  
**Site Name:** SOUTH SUMMITT HEIGHTS ADDITION-4-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,040  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**Pool:** N

**State Code:** A  
**Year Built:** 1930  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$81,795  
**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

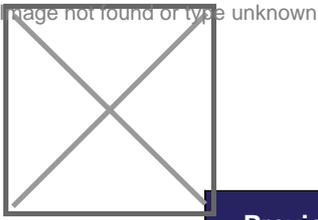
**Current Owner:**

LEMUS ABEL A  
LEMUS NORMA

**Primary Owner Address:**

3425 FRAZIER AVE  
FORT WORTH, TX 76110-3627

**Deed Date:** 4/16/1997  
**Deed Volume:** 0012736  
**Deed Page:** 0000224  
**Instrument:** 00127360000224



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROGERS LORENE D	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	\$44,295	\$37,500	\$81,795	\$77,326
2024	\$44,295	\$37,500	\$81,795	\$70,296
2023	\$44,842	\$37,500	\$82,342	\$63,905
2022	\$39,018	\$25,000	\$64,018	\$58,095
2021	\$35,742	\$25,000	\$60,742	\$52,814
2020	\$46,428	\$25,000	\$71,428	\$48,013

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.