



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



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 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)

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

Site Number: 02902818

Site Name: SOUTH SUMMITT HEIGHTS ADDITION-4-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,040

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:

LEMUS ABEL A

LEMUS NORMA

Primary Owner Address:

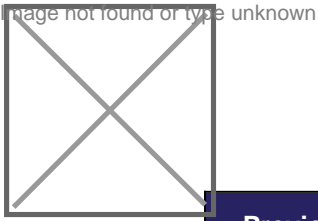
3425 FRAZIER AVE
FORT WORTH, TX 76110-3627

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	000000000000000	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	\$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.