



Address: [3445 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 39580-4-12
Subdivision: SOUTH SUMMIT HEIGHTS ADDITION
Neighborhood Code: M4T03D

Latitude: 32.6996775573
Longitude: -97.3499525742
TAD Map: 2042-372
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 12

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: B

Year Built: 2023

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$500,000

Protest Deadline Date: 5/24/2024

Site Number: 02902869

Site Name: SOUTH SUMMITT HEIGHTS ADDITION-4-12

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,816

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:

FRAZIER AVENUE LLC

Primary Owner Address:

13193 KETTLE CAMP RD
FRISCO, TX 75035

Deed Date: 2/24/2024

Deed Volume:

Deed Page:

Instrument: [D224046262](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|--------------------------------|-------------|-----------|
| RAMESH RASHMI NADUBEEDI;SUBRAMANYAM BABU HOSAKOTE | 11/30/2023 | D223212757 | | |
| B & T VENTURES LLC | 9/24/2019 | D219218956 | | |
| SANFORD DALE E GST EXEMPT FAMILY TRUST;SANFORD DALE E NON-GST EXEMPT TRUST;SANFORD JAMES D GST EXEMPT FAMILY TRUST;SANFORD JAMES D NON-GST EXEMPT TRUST;WILSON DEBORAH A S GST EXEMPT FAMILY TRUST;WILSON DEBORAH A S NON-GST EXEMPT TRUST | 1/1/2019 | D219036391-CWD | | |
| BARBARA A SLOAN GST EXEMPT FAMILY TRUST;BARBARA A SLOAN NON-GST EXEMPT TRUST | 1/1/2017 | D217015906 | | |
| SLOAN BARBARA;SLOAN HOLLIS TRUST | 1/11/2011 | D211021679 | 0000000 | 0000000 |
| BARBARA A SLOAN NON-GST EX TR | 4/1/2004 | D204096754 | 0000000 | 0000000 |
| SLOAN BARBARA SANFORD EST | 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](#).

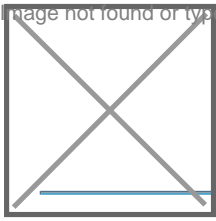
| Year | Improvement Market | Land Market | Total Market | Total Appraised ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$462,500 | \$37,500 | \$500,000 | \$500,000 |
| 2024 | \$462,500 | \$37,500 | \$500,000 | \$500,000 |
| 2023 | \$0 | \$31,250 | \$31,250 | \$31,250 |
| 2022 | \$0 | \$25,000 | \$25,000 | \$25,000 |
| 2021 | \$0 | \$25,000 | \$25,000 | \$25,000 |
| 2020 | \$68,494 | \$25,000 | \$93,494 | \$93,494 |

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

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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.