



**Address:** [3449 FRAZIER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 39580-4-13  
**Subdivision:** SOUTH SUMMIT HEIGHTS ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.699532422  
**Longitude:** -97.3499596936  
**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 13

**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:** 1926  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02902877  
**Site Name:** SOUTH SUMMITT HEIGHTS ADDITION-4-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,020  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**Pool:** N

<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:**

PIERSON DAVID B  
PIERSON COLLEEN A  
**Primary Owner Address:**  
2204 FAIRMOUNT AVE  
FORT WORTH, TX 76110-1822

**Deed Date:** 7/6/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204216435](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES JASON	7/23/2003	<a href="#">D204216434</a>	0000000	0000000
RODRIGUEZ RAUL	7/22/2003	<a href="#">D203269816</a>	0016978	0000146
CUSHMAN JAMES M	12/3/1997	00129990000041	0012999	0000041
BALL MICHAEL D	7/13/1987	00090170001451	0009017	0001451
SECRETARY OF HUD	3/9/1987	00088660001485	0008866	0001485
GULF COAST INVESTMENT CORP	2/3/1987	00088310000069	0008831	0000069
BILLIOT FREDERICK;BILLIOT M GARZA	7/18/1984	00078930000238	0007893	0000238
DYE ETAL;DYE THOMAS	12/31/1900	00076910000263	0007691	0000263
DYE E N	12/30/1900	00015210000425	0001521	0000425

## 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	\$137,225	\$37,500	\$174,725	\$174,725
2024	\$137,225	\$37,500	\$174,725	\$174,725
2023	\$140,160	\$37,500	\$177,660	\$177,660
2022	\$120,707	\$25,000	\$145,707	\$145,707
2021	\$109,938	\$25,000	\$134,938	\$134,938
2020	\$70,000	\$25,000	\$95,000	\$95,000

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.