



Address: [3454 CORONADO CT](#)
City: FORT WORTH
Georeference: 46075-55-5R
Subdivision: WESTERN HILLS ADD SEC III-VIII
Neighborhood Code: 4W003L

Latitude: 32.7221863628
Longitude: -97.4713418405
TAD Map: 2006-380
MAPSCO: TAR-073N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 55 Lot 5R

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: 1960

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03431096

Site Name: WESTERN HILLS ADD SEC III-VIII-55-5R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,057

Percent Complete: 100%

Land Sqft^{*}: 7,752

Land Acres^{*}: 0.1779

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 GREGORY
FRAZIER CADIE

Primary Owner Address:

3454 CORONADO CT
FORT WORTH, TX 76116

Deed Date: 7/18/2020

Deed Volume:

Deed Page:

Instrument: [D220179197](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN NANCY	1/25/2016	D216027359		
LANDES NANCY BROWN;LANDES PHYLLIS	5/21/2014	D214106195	0000000	0000000
PARKS ELZIE	8/4/2001	000000000000000	0000000	0000000
PARKS ELZIE;PARKS WANDEAN EST	12/23/1996	001262000000463	0012620	0000463
LANDES PHYLLIS;LANDES RONALD G	11/20/1996	00126010001626	0012601	0001626
LAPRESTA GAYLA R;LAPRESTA JOSEPH M	8/13/1993	00112870001329	0011287	0001329
LANDES RONALD G	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	\$204,678	\$35,000	\$239,678	\$239,678
2024	\$204,678	\$35,000	\$239,678	\$239,678
2023	\$188,053	\$35,000	\$223,053	\$223,053
2022	\$149,510	\$35,000	\$184,510	\$184,510
2021	\$117,000	\$35,000	\$152,000	\$152,000
2020	\$57,904	\$35,000	\$92,904	\$92,904

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.