



**Address:** [3509 FRAZIER CT](#)  
**City:** FORT WORTH  
**Georeference:** A 22-5A05AA  
**Subdivision:** ANDERSON, WILLIAM SURVEY  
**Neighborhood Code:** 3T010F

**Latitude:** 32.8117263165  
**Longitude:** -97.1307972237  
**TAD Map:** 2108-416  
**MAPSCO:** TAR-054Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ANDERSON, WILLIAM SURVEY  
Abstract 22 Tract 5A05AA

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 1966

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03720411

**Site Name:** ANDERSON, WILLIAM SURVEY-5A05AA

**Site Class:** A1 - Residential - Single Family

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 1,222

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,018

**Land Acres<sup>\*</sup>:** 0.2300

**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:**

DIAZ ANGEL

**Primary Owner Address:**

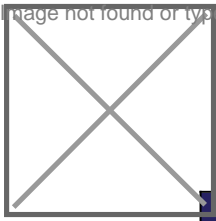
3509 FRAZIER CT  
EULESS, TX 76040

**Deed Date:** 5/20/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222132500](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PANDO HENRY	9/12/2016	<a href="#">D216213306</a>		
MIAN RAZA	5/5/2016	<a href="#">D216108199</a>		
LANGSTON WILLIE C	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 <sup>+</sup>
2025	\$188,360	\$27,038	\$215,398	\$215,398
2024	\$188,360	\$27,038	\$215,398	\$215,398
2023	\$191,961	\$27,038	\$218,999	\$218,999
2022	\$51,866	\$25,000	\$76,866	\$76,866
2021	\$52,851	\$25,000	\$77,851	\$77,851
2020	\$81,795	\$15,000	\$96,795	\$96,795

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.