



Address: [3529 FRAZIER CT](#)
City: FORT WORTH
Georeference: A 22-5A05N
Subdivision: ANDERSON, WILLIAM SURVEY
Neighborhood Code: 3T010F

Latitude: 32.8124335757
Longitude: -97.130778146
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 5A5N 5A5T 5A5U

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)

Site Number: 04664787

Site Name: ANDERSON, WILLIAM SURVEY-5A05N-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,152

Percent Complete: 100%

Land Sqft^{*}: 30,056

Land Acres^{*}: 0.6900

Pool: N

State Code: A

Year Built: 1964

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$129,301

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
BENITEZ HECTOR LEON JR
Primary Owner Address:
3529 FRAZIER CT
EULESS, TX 76040

Deed Date: 3/15/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212143384](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERSPECTIVE PROPERTIES LLC	3/14/2012	D212082021	0000000	0000000
HOYLES GLADYS M TRUSTEE	9/30/2010	D210283152	0000000	0000000
HOYLE GLADYS	11/15/2006	0000000000000000	0000000	0000000
SHEPHARD LOLA WOODS EST	12/31/1900	00103710000401	0010371	0000401

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	\$55,188	\$74,113	\$129,301	\$65,828
2024	\$55,188	\$74,113	\$129,301	\$59,844
2023	\$59,229	\$74,113	\$133,342	\$54,404
2022	\$24,458	\$25,000	\$49,458	\$49,458
2021	\$25,817	\$25,000	\$50,817	\$49,088
2020	\$31,357	\$26,250	\$57,607	\$44,625

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.