



Address: [4301 FRAZIER AVE](#)
City: FORT WORTH
Georeference: 8740-3-1R
Subdivision: CRESTLAND SECOND FILING ADDN
Neighborhood Code: 4T930C

Latitude: 32.6853328032
Longitude: -97.3501391172
TAD Map: 2042-368
MAPSCO: TAR-090G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CRESTLAND SECOND FILING
ADDN Block 3 Lot 1R

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)

Site Number: 05879728
Site Name: CRESTLAND SECOND FILING ADDN-3-1R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 720
Percent Complete: 100%
Land Sqft^{*}: 13,504
Land Acres^{*}: 0.3100
Pool: N

State Code: A

Year Built: 1951

Personal Property Account: N/A

Agent: SOUTHWEST PROPERTY TAX (00346)

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:

ANAND PROPERTIES LLC

Primary Owner Address:

2405 HIGHLAND DR
COLLEYVILLE, TX 76034

Deed Date: 10/7/2022

Deed Volume:

Deed Page:

Instrument: [D222246326](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOT ASSETS LLC	6/21/2021	D221178678		
TOT INVESTMENTS LLC	5/12/2021	D221139982		
PARKER FRED M;PARKER GLENDA M	1/10/1997	00126410001270	0012641	0001270
SHOBERT BOB	1/1/1985	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	\$101,496	\$48,504	\$150,000	\$150,000
2024	\$101,496	\$48,504	\$150,000	\$150,000
2023	\$101,496	\$48,504	\$150,000	\$150,000
2022	\$49,344	\$31,250	\$80,594	\$80,594
2021	\$26,750	\$31,250	\$58,000	\$58,000
2020	\$26,750	\$31,250	\$58,000	\$58,000

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.