

Geoglet Mapd or type unknown

Address: 1821 WESTERN AVE

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

Subdivision: HILLCREST ADDITION-FORT WORTH

PROPERTY DATA

Legal Description: HILLCREST ADDITION-FORT WORTH Block 7 Lot 9 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 01274996 **TARRANT COUNTY (220)** Site Name: HILLCREST ADDITION-FORT WORTH-7-9 **TARRANT REGIONAL WATER DISTRICT (223)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** FORT WORTH ISD (905) Approximate Size+++: 4,936 State Code: A Percent Complete: 100% Year Built: 2014 Land Sqft*: 8,250 Personal Property Account: N/A Land Acres^{*}: 0.1893 Agent: PEYCO SOUTHWEST REALTY INC (00506 Pool: N Notice Sent Date: 4/15/2025 Notice Value: \$1,272,240 Protest Deadline Date: 5/24/2024

+++ Rounded.

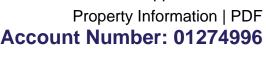
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: 1821 WESTERN AVENUE LLC

Primary Owner Address: 3322 SHORECREST DR STE 200 DALLAS, TX 75235 Deed Date: 3/4/2025 Deed Volume: Deed Page: Instrument: D225040411

Latitude: 32.7415110595 Longitude: -97.3860358276 TAD Map: 2030-388 MAPSCO: TAR-075G



Tarrant Appraisal District



Inage not found or type unknown

City: FORT WORTH

Georeference: 18320-7-9

LOCATION

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARKS KIMBERLIN LEGACY TRUST	7/19/2024	D224127553		
CANTALINI ANNE G;CANTALINI RICHARD D	9/18/2014	<u>D214207100</u>		
1821 WESTERN AVE LLC	9/6/2013	<u>D213236730</u>	0000000	0000000
MCNAIR DANIEL CALHOUN	6/1/2007	D207195432	0000000	0000000
HARRIS EDWIN S	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$980,740	\$291,500	\$1,272,240	\$1,272,240
2024	\$980,740	\$291,500	\$1,272,240	\$1,272,240
2023	\$824,500	\$291,500	\$1,116,000	\$1,116,000
2022	\$674,046	\$291,472	\$965,518	\$965,518
2021	\$612,995	\$312,500	\$925,495	\$925,495
2020	\$612,995	\$312,500	\$925,495	\$925,495

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.