



**Address:** [1821 WESTERN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 18320-7-9  
**Subdivision:** HILLCREST ADDITION-FORT WORTH  
**Neighborhood Code:** 4C121A

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



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HILLCREST ADDITION-FORT WORTH Block 7 Lot 9

**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:** 01274996

**Site Name:** HILLCREST ADDITION-FORT WORTH-7-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,936

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,250

**Land Acres<sup>\*</sup>:** 0.1893

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Pool:** N

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,272,240

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

<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:**

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](#)

| Previous Owners                      | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------------|------------|----------------------------|-------------|-----------|
| PARKS KIMBERLIN LEGACY TRUST         | 7/19/2024  | <a href="#">D224127553</a> |             |           |
| CANTALINI ANNE G;CANTALINI RICHARD D | 9/18/2014  | <a href="#">D214207100</a> |             |           |
| 1821 WESTERN AVE LLC                 | 9/6/2013   | <a href="#">D213236730</a> | 0000000     | 0000000   |
| MCNAIR DANIEL CALHOUN                | 6/1/2007   | <a href="#">D207195432</a> | 0000000     | 0000000   |
| HARRIS EDWIN S                       | 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 | \$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.