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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<sup>\*</sup>: 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.

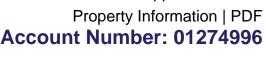
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **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** 



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**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.