



Address: [3041 LAS VEGAS TR](#)
City: FORT WORTH
Georeference: 46075-23-1
Subdivision: WESTERN HILLS ADD SEC III-VIII
Neighborhood Code: M4W06W

Latitude: 32.7291804871
Longitude: -97.4663549654
TAD Map: 2006-384
MAPSCO: TAR-073K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 23 Lot 1

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)

State Code: B

Year Built: 1976

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00334)

Protest Deadline Date: 5/24/2024

Site Number: 03428192
Site Name: WESTERN HILLS ADD SEC III-VIII-23-1
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 3,075
Percent Complete: 100%
Land Sqft^{*}: 11,100
Land Acres^{*}: 0.2548

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
ROUACH SOPHIE
Primary Owner Address:
325 W 86TH ST #11C
NEW YORK, NY 10024

Deed Date: 2/10/2021
Deed Volume:
Deed Page:
Instrument: [D221038616](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADASA SERIES-3041/3043 LAS VEGAS TRAIL LLC	9/12/2019	D219218151		
ROUACH SOPHIE	5/24/2019	D219114882		
MURPHEY DANIEL AARON	9/14/2018	D219045166		
MURPHEY ROBERT T	1/3/2014	D214003729	0000000	0000000
BAILEY TERI TEAGUE	1/12/2012	D212009706	0000000	0000000
2003 CHOCTAW LAND TRUST	4/22/2011	D211101050	0000000	0000000
BAILEY TERI TEAGUE	6/5/2003	00000000000000	0000000	0000000
LONG ADRIAN G;LONG MANDI H	6/2/1999	00138480000476	0013848	0000476
NICHOLS RAYMOND	12/31/1900	00000000000000	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	\$261,912	\$35,000	\$296,912	\$296,912
2024	\$261,912	\$35,000	\$296,912	\$296,912
2023	\$301,937	\$35,000	\$336,937	\$336,937
2022	\$164,999	\$35,000	\$199,999	\$199,999
2021	\$164,999	\$35,000	\$199,999	\$199,999
2020	\$165,000	\$35,000	\$200,000	\$200,000

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

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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.