



Address: [2901 LAS VEGAS TR](#)
City: FORT WORTH
Georeference: 46075-23-22R
Subdivision: WESTERN HILLS ADD SEC III-VIII
Neighborhood Code: M4W06W

Latitude: 32.7328810003
Longitude: -97.4661191209
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 22R

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: 1970

Personal Property Account: N/A

Agent: SOUTHWEST PROPERTY TAX (00346)

Protest Deadline Date: 5/24/2024

Site Number: 03428435

Site Name: WESTERN HILLS ADD SEC III-VIII-23-22R

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 4,512

Percent Complete: 100%

Land Sqft^{*}: 16,498

Land Acres^{*}: 0.3787

Pool: N

⁺⁺⁺ 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: 10/17/2017

Deed Volume:

Deed Page:

Instrument: [D217244119](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DSE INVESTMENTS LLC	7/22/2014	D214164896		
BROIDA DONALD	5/20/2008	D208204427	0000000	0000000
BINDER RICHARD;BINDER RONDA	9/17/2004	D204299854	0000000	0000000
SMITH BERNARD W	3/31/1994	00118630000243	0011863	0000243
SMITH BERNARD W	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	\$460,297	\$35,000	\$495,297	\$495,297
2024	\$540,744	\$35,000	\$575,744	\$575,744
2023	\$510,000	\$35,000	\$545,000	\$545,000
2022	\$455,075	\$35,000	\$490,075	\$490,075
2021	\$277,738	\$35,000	\$312,738	\$312,738
2020	\$364,972	\$35,000	\$399,972	\$399,972

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.