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**Address:** [3001 LAS VEGAS TR](#)  
**City:** FORT WORTH  
**Georeference:** 46075-23-27R  
**Subdivision:** WESTERN HILLS ADD SEC III-VIII  
**Neighborhood Code:** M4W06W

**Latitude:** 32.7311580891  
**Longitude:** -97.4661291444  
**TAD Map:** 2006-384  
**MAPSCO:** TAR-073K



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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 27R

**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:** 03428508  
**Site Name:** WESTERN HILLS ADD SEC III-VIII-23-27R  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,518  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 16,113  
**Land Acres<sup>\*</sup>:** 0.3699  
**Pool:** N

**State Code:** B  
**Year Built:** 1972  
**Personal Property Account:** N/A  
**Agent:** SOUTHWEST PROPERTY TAX (00346)  
**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:**  
ANAND PROPERTIES LLC  
**Primary Owner Address:**  
2405 HIGHLAND DR  
COLLEYVILLE, TX 76034

**Deed Date:** 8/13/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221248812](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMMONS RITA C	3/3/1998	00131190000186	0013119	0000186
PATTON J LLOYD	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 <sup>+</sup>
2025	\$310,356	\$35,000	\$345,356	\$345,356
2024	\$310,356	\$35,000	\$345,356	\$345,356
2023	\$320,736	\$35,000	\$355,736	\$355,736
2022	\$348,176	\$35,000	\$383,176	\$383,176
2021	\$196,024	\$35,000	\$231,024	\$231,024
2020	\$240,000	\$35,000	\$275,000	\$275,000

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

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.