



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



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 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)

State Code: B

Year Built: 1972

Personal Property Account: N/A

Agent: SOUTHWEST PROPERTY TAX (00346)

Protest Deadline Date: 5/24/2024

Site Number: 03428508
Site Name: WESTERN HILLS ADD SEC III-VIII-23-27R
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 4,518
Percent Complete: 100%
Land Sqft^{*}: 16,113
Land Acres^{*}: 0.3699
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: 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	0000000000000000	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	\$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.