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**Address:** [3025 LAS VEGAS TR](#)  
**City:** FORT WORTH  
**Georeference:** 46075-23-35  
**Subdivision:** WESTERN HILLS ADD SEC III-VIII  
**Neighborhood Code:** M4W06W

**Latitude:** 32.730076371  
**Longitude:** -97.4661004386  
**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 35 E1 PORTION WITH EXEMPTIONS (50% LAND & IMP VALUE)

**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:** 03428540  
**Site Name:** WESTERN HILLS ADD SEC III-VIII 23 35 (50% LAND & IMP VALUE)  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 2  
**Approximate Size+++:** 2,209

**State Code:** B **Percent Complete:** 100%

**Year Built:** 1968 **Land Sqft\*:** 12,788

**Personal Property Account:** N/A **Land Acres\*:** 0.2935

**Agent:** None **Pool:** N

**Notice Sent Date:**

4/15/2025

**Notice Value:** \$94,626

**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:**

MCFATRIDGE JAMES R

**Primary Owner Address:**

3025 LAS VEGAS TR APT B  
FORT WORTH, TX 76116-3338

**Deed Date:** 1/1/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D197181771](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCFATRIDGE JAMES R	8/5/1997	00129260000331	0012926	0000331
USREY LANCE W	7/6/1983	00075490000416	0007549	0000416
QUIN LOUIS C	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	\$77,126	\$17,500	\$94,626	\$83,295
2024	\$77,126	\$17,500	\$94,626	\$75,723
2023	\$83,344	\$17,500	\$100,844	\$68,839
2022	\$80,052	\$17,500	\$97,552	\$62,581
2021	\$45,244	\$17,500	\$62,744	\$56,892
2020	\$46,058	\$17,500	\$63,558	\$51,720

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

- HOMESTEAD GENERAL 11.13(b)

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.