



**Address:** [421 S LAS VEGAS TR](#)  
**City:** WHITE SETTLEMENT  
**Georeference:** 405-6-16  
**Subdivision:** ALLENCREST ADDITION  
**Neighborhood Code:** M2W01A

**Latitude:** 32.7555988106  
**Longitude:** -97.4685410218  
**TAD Map:** 2006-396  
**MAPSCO:** TAR-059X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ALLENCREST ADDITION Block  
6 Lot 16

**Jurisdictions:**

CITY OF WHITE SETTLEMENT (030)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WHITE SETTLEMENT ISD (920)

**State Code:** B

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05006635

**Site Name:** ALLENCREST ADDITION-6-16

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,614

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,527

**Land Acres<sup>\*</sup>:** 0.1498

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

ROUACH DANIEL

**Primary Owner Address:**

325 W 86TH APT 11C  
NEW YORK, NY 10024

**Deed Date:** 5/31/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218119060](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JCG ACQUISITIONS LLC	4/16/2018	<a href="#">D218089997</a>		
RYAN CASEY	6/30/2017	<a href="#">D217151215</a>		
RYAN WILBUR A REVOCABLE TRUST	6/16/1993	00111090001679	0011109	0001679
FEDERAL HOME LOAN MTG CORP	4/6/1993	00110100002014	0011010	0002014
GLOVER E G JR;GLOVER MARTHA	11/18/1985	00083730000853	0008373	0000853
FRAZIER DEV CORP	8/15/1984	00079210000553	0007921	0000553
PACE MARC	11/18/1983	00076700001535	0007670	0001535
SOUTH CHERRY CORP	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	\$213,782	\$32,635	\$246,417	\$246,417
2024	\$213,782	\$32,635	\$246,417	\$246,417
2023	\$229,834	\$32,635	\$262,469	\$262,469
2022	\$154,450	\$25,000	\$179,450	\$179,450
2021	\$160,000	\$25,000	\$185,000	\$185,000
2020	\$160,000	\$25,000	\$185,000	\$185,000

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.