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**Address:** [1744 CEDAR TREE DR](#)  
**City:** FORT WORTH  
**Georeference:** 46091-2-12  
**Subdivision:** WESTERN MEADOWS ADDITION  
**Neighborhood Code:** 2N100V

**Latitude:** 32.8646272958  
**Longitude:** -97.3383031174  
**TAD Map:** 2048-432  
**MAPSCO:** TAR-034V



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

## PROPERTY DATA

**Legal Description:** WESTERN MEADOWS  
ADDITION Block 2 Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$265,044

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

**Site Number:** 06004091

**Site Name:** WESTERN MEADOWS ADDITION-2-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,336

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,054

**Land Acres<sup>\*</sup>:** 0.1389

**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:**

DAWSON ASHLEY  
SALDIVAR WINSTON

**Primary Owner Address:**

1744 CEDAR TREE DR  
FORT WORTH, TX 76131

**Deed Date:** 12/29/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218003689](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLACK DOUGLAS	9/21/2004	<a href="#">D204319795</a>	0000000	0000000
BLACK CHRISTOPHER D	2/28/2002	<a href="#">D204261035</a>	0000000	0000000
BLACK MICHELLE L	10/29/1998	00134910000396	0013491	0000396
SHELTON GROUP INC THE	6/15/1998	00132860000375	0013286	0000375
LIPAN INC	4/10/1990	00098950002104	0009895	0002104
WESTERN MEADOWS JV	1/1/1986	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	\$190,044	\$75,000	\$265,044	\$265,044
2024	\$190,044	\$75,000	\$265,044	\$245,399
2023	\$223,582	\$40,000	\$263,582	\$223,090
2022	\$180,989	\$40,000	\$220,989	\$202,809
2021	\$144,556	\$40,000	\$184,556	\$184,372
2020	\$127,611	\$40,000	\$167,611	\$167,611

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)
- DISABLED VET 70 to 99 PCT 11.22

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.