



Address: [1816 CEDAR TREE DR](#)
City: FORT WORTH
Georeference: 46091-5-5
Subdivision: WESTERN MEADOWS ADDITION
Neighborhood Code: 2N100V

Latitude: 32.8642880271
Longitude: -97.3371040029
TAD Map: 2048-432
MAPSCO: TAR-034V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN MEADOWS
ADDITION Block 5 Lot 5

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
Protest Deadline Date: 5/24/2024

Site Number: 06004547
Site Name: WESTERN MEADOWS ADDITION-5-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,428
Percent Complete: 100%
Land Sqft^{*}: 5,971
Land Acres^{*}: 0.1370
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:
HAPA REAL ESTATE LLC
Primary Owner Address:
916 HARDIE ST
HURST, TX 76053

Deed Date: 3/24/2025
Deed Volume:
Deed Page:
Instrument: [D225058712](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINH HOLLY	5/5/2015	D215097464		
ANDREWS JOHN L	9/19/2000	00145340000087	0014534	0000087
MAYFIELD JEFFERY;MAYFIELD MELANIE	7/20/1998	00133320000325	0013332	0000325
CHOICE HOMES-TEXAS INC	4/30/1998	00131950000133	0013195	0000133
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 ⁺
2025	\$189,000	\$75,000	\$264,000	\$264,000
2024	\$194,000	\$75,000	\$269,000	\$269,000
2023	\$224,000	\$40,000	\$264,000	\$264,000
2022	\$187,368	\$40,000	\$227,368	\$227,368
2021	\$143,000	\$40,000	\$183,000	\$183,000
2020	\$143,000	\$40,000	\$183,000	\$183,000

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.