



**Address:** [1804 CEDAR TREE DR](#)  
**City:** FORT WORTH  
**Georeference:** 46091-5-2  
**Subdivision:** WESTERN MEADOWS ADDITION  
**Neighborhood Code:** 2N100V

**Latitude:** 32.8644645189  
**Longitude:** -97.3375852626  
**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 2

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

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

**Site Number:** 06004768  
**Site Name:** WESTERN MEADOWS ADDITION-5-2  
**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:**

BENNETT REUBEN  
BENNETT LORI

**Primary Owner Address:**

1804 CEDAR TREE DR  
FORT WORTH, TX 76131

**Deed Date:** 9/30/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215225022](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLACK DOUGLAS	4/30/2004	<a href="#">D204137497</a>	0000000	0000000
KIRK CHRISTY L	5/26/1998	00132440000361	0013244	0000361
CHOICE HOMES TEXAS INC	3/12/1998	00131230000142	0013123	0000142
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	\$123,211	\$75,000	\$198,211	\$198,211
2024	\$154,225	\$75,000	\$229,225	\$229,225
2023	\$203,343	\$40,000	\$243,343	\$228,920
2022	\$187,387	\$40,000	\$227,387	\$208,109
2021	\$149,577	\$40,000	\$189,577	\$189,190
2020	\$131,991	\$40,000	\$171,991	\$171,991

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.