



# Tarrant Appraisal District Property Information | PDF Account Number: 06004776

### Address: 1820 CEDAR TREE DR

City: FORT WORTH Georeference: 46091-5-6 Subdivision: WESTERN MEADOWS ADDITION Neighborhood Code: 2N100V

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

# PROPERTY DATA

Legal Description: WESTERN MEADOWS ADDITION Block 5 Lot 6 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: \$271.054 Protest Deadline Date: 5/24/2024

Latitude: 32.8642171686 Longitude: -97.3369463287 TAD Map: 2048-432 MAPSCO: TAR-034V



Site Number: 06004776 Site Name: WESTERN MEADOWS ADDITION-5-6 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,419 Percent Complete: 100% Land Sqft<sup>\*</sup>: 5,971 Land Acres<sup>\*</sup>: 0.1370 Pool: N

#### +++ Rounded.

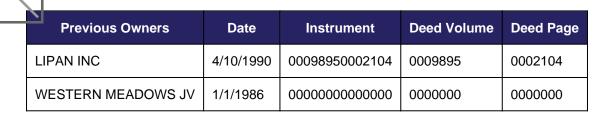
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

Current Owner: BALLARD PETER BALLARD MARGARET

Primary Owner Address: 1820 CEDAR TREE DR FORT WORTH, TX 76131-2219 Deed Date: 7/30/1998 Deed Volume: 0013355 Deed Page: 0000393 Instrument: 00133550000393

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## VALUES

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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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$153,000	\$75,000	\$228,000	\$218,434
2024	\$196,054	\$75,000	\$271,054	\$198,576
2023	\$230,717	\$40,000	\$270,717	\$180,524
2022	\$160,000	\$40,000	\$200,000	\$164,113
2021	\$149,031	\$40,000	\$189,031	\$149,194
2020	\$131,515	\$40,000	\$171,515	\$135,631

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.