



**Address:** [1953 CEDAR TREE DR](#)  
**City:** FORT WORTH  
**Georeference:** 46091-8-14  
**Subdivision:** WESTERN MEADOWS ADDITION  
**Neighborhood Code:** 2N100V

**Latitude:** 32.8628418085  
**Longitude:** -97.3333178069  
**TAD Map:** 2048-432  
**MAPSCO:** TAR-034Z



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 8 Lot 14

**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:** \$337,232

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

**Site Number:** 06005837

**Site Name:** WESTERN MEADOWS ADDITION-8-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,942

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,935

**Land Acres<sup>\*</sup>:** 0.1821

**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:**

ALVAREZ NOEL

**Primary Owner Address:**

1953 CEDAR TREE DR  
FORT WORTH, TX 76131

**Deed Date:** 5/14/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218108013](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALVAREZ MARIA J	4/17/2014	<a href="#">D214078088</a>	0000000	0000000
BEAVERS ALLEN;BEAVERS SASHA L	1/12/1999	00136200000115	0013620	0000115
CHOICE HOMES TEXAS INC	10/20/1998	00134740000448	0013474	0000448
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	\$262,232	\$75,000	\$337,232	\$315,851
2024	\$262,232	\$75,000	\$337,232	\$287,137
2023	\$309,288	\$40,000	\$349,288	\$261,034
2022	\$249,478	\$40,000	\$289,478	\$237,304
2021	\$175,731	\$40,000	\$215,731	\$215,731
2020	\$159,000	\$40,000	\$199,000	\$199,000

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

- 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.