



Address: [1913 CEDAR TREE DR](#)
City: FORT WORTH
Georeference: 46091-8-24
Subdivision: WESTERN MEADOWS ADDITION
Neighborhood Code: 2N100V

Latitude: 32.8635346609
Longitude: -97.3349164118
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 8 Lot 24

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: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$334,205

Protest Deadline Date: 5/24/2024

Site Number: 06005950

Site Name: WESTERN MEADOWS ADDITION-8-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,864

Percent Complete: 100%

Land Sqft^{*}: 5,797

Land Acres^{*}: 0.1330

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:

ALVAREZ DAVID

Primary Owner Address:

1913 CEDAR TREE DR
FORT WORTH, TX 76131

Deed Date: 9/30/2023

Deed Volume:

Deed Page:

Instrument: [DC 142-23-169128](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALVAREZ CARMEN;ALVAREZ MELITON EST	6/1/1999	00138780000037	0013878	0000037
CHOICE HOMES INC	3/30/1999	00137340000405	0013734	0000405
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	\$259,205	\$75,000	\$334,205	\$334,205
2024	\$259,205	\$75,000	\$334,205	\$334,205
2023	\$305,529	\$40,000	\$345,529	\$274,161
2022	\$246,648	\$40,000	\$286,648	\$249,237
2021	\$196,281	\$40,000	\$236,281	\$226,579
2020	\$172,846	\$40,000	\$212,846	\$205,981

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 100 PCT 11.131 - T&P

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.