



**Address:** [1721 OVERLAND ST](#)  
**City:** FORT WORTH  
**Georeference:** 46091-12-21  
**Subdivision:** WESTERN MEADOWS ADDITION  
**Neighborhood Code:** 2N100V

**Latitude:** 32.8658953024  
**Longitude:** -97.3393411372  
**TAD Map:** 2048-436  
**MAPSCO:** TAR-034V



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

## PROPERTY DATA

**Legal Description:** WESTERN MEADOWS  
ADDITION Block 12 Lot 21

**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)

**Site Number:** 06006884

**Site Name:** WESTERN MEADOWS ADDITION Block 12 Lot 21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,600

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,764

**Land Acres<sup>\*</sup>:** 0.1323

**Pool:** N

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

<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:**

FKH SFR PROPCO A LP

**Primary Owner Address:**

600 GALLERIA PKWY SE SUITE 300  
ATLANTA, GA 30339

**Deed Date:** 8/14/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220207262](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CERBERUS SFR HOLDINGS III LP	12/3/2019	<a href="#">D219279614</a>		
MERINO MARIA J	1/1/2018	<a href="#">D215236546</a>		
MERINO MARIA J;RAMIREZ SANDRA J	10/13/2015	<a href="#">D215236546</a>		
US BANK NATIONAL ASSN	3/3/2015	<a href="#">D215053001</a>		
CAYLOR STACY L	11/18/2003	<a href="#">D203439995</a>	0000000	0000000
FONG MICHAEL W LIFETIME TRUST	5/16/2000	00144230000599	0014423	0000599
FONG MICHAEL W	12/30/1998	00136020000079	0013602	0000079
EDMONDSON BELINDA;EDMONDSON SCOTT	12/27/1995	00122160000623	0012216	0000623
T S PROPERTIES INC	4/21/1995	00119500001128	0011950	0001128
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	\$218,741	\$75,000	\$293,741	\$293,741
2024	\$282,183	\$75,000	\$357,183	\$357,183
2023	\$320,671	\$40,000	\$360,671	\$360,671
2022	\$277,827	\$40,000	\$317,827	\$317,827
2021	\$199,578	\$40,000	\$239,578	\$239,578
2020	\$99,958	\$20,000	\$119,958	\$119,958

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

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## Tarrant Appraisal District Property Information | PDF

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.