



Address: [3349 WESTERN CENTER BLVD](#)
City: FORT WORTH
Georeference: 12752H-1-4
Subdivision: EMERGING PROPERTIES ADDITION
Neighborhood Code: RET-Northeast Fort Worth General

Latitude: 32.8614957078
Longitude: -97.3099782187
TAD Map: 2054-432
MAPSCO: TAR-035Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EMERGING PROPERTIES
ADDITION Block 1 Lot 4

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

Site Number: 80747833
Site Name: WESTERN TRAIL RETAIL CENTER
Site Class: RETNBHD - Retail-Neighborhood Shopping Center
Parcels: 1
Primary Building Name: WESTERN TRAIL RETAIL CENTER / 07244487

State Code: F1
Year Built: 2004
Personal Property Account: Multi
Agent: GILL DENSON & COMPANY LLC (12107)
Notice Sent Date: 4/15/2025
Notice Value: \$2,223,862
Protest Deadline Date: 6/17/2024

Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 10,557
Net Leasable Area⁺⁺⁺: 10,081
Percent Complete: 100%
Land Sqft^{*}: 43,560
Land Acres^{*}: 1.0000
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:
FW WESTERNCENTER INC
Primary Owner Address:
PO BOX 185113
FORT WORTH, TX 76181-0113

Deed Date: 12/11/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213007018](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABDELQADER AWAD S	11/9/2011	D211275584	0000000	0000000
FW WESTERNCENTER INC	3/1/2010	D210048207	0000000	0000000
WESTERN CENTER RETAIL LTD	10/12/2004	D204320834	0000000	0000000
EMERGING PROPERTIES I LTD	1/1/1998	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	\$1,565,235	\$658,627	\$2,223,862	\$2,117,010
2024	\$1,105,548	\$658,627	\$1,764,175	\$1,764,175
2023	\$1,066,008	\$574,992	\$1,641,000	\$1,641,000
2022	\$925,008	\$574,992	\$1,500,000	\$1,500,000
2021	\$859,390	\$574,992	\$1,434,382	\$1,434,382
2020	\$545,008	\$574,992	\$1,120,000	\$1,120,000

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

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.