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Address: [3025 LAS VEGAS TR](#)
City: FORT WORTH
Georeference: 46075-23-35
Subdivision: WESTERN HILLS ADD SEC III-VIII
Neighborhood Code: M4W06W

Latitude: 32.730076371
Longitude: -97.4661004386
TAD Map:
MAPSCO: TAR-073K



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

PROPERTY DATA

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 23 Lot 35 E2-PORTION WITHOUT EXEMPTIONS (50% LAND & IMP VALUE)

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 03428540
Site Name: WESTERN HILLS ADD SEC III-VIII 23 35 (50% LAND & IMP VALUE)
Site Class: B - Residential - Multifamily
Parcels: 2
Approximate Size+++: 2,209

State Code: B **Percent Complete:** 100%

Year Built: 1968 **Land Sqft*:** 12,788

Personal Property Account: N/A **Land Acres*:** 0.2935

Agent: None **Pool:** N

Protest Deadline Date:
5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
MCFATRIDGE JAMES R
Primary Owner Address:
3025 LAS VEGAS TR APT B
FORT WORTH, TX 76116-3338

Deed Date: 1/1/2017
Deed Volume:
Deed Page:
Instrument: [D197181771](#)

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	\$77,126	\$17,500	\$94,626	\$94,626
2024	\$77,126	\$17,500	\$94,626	\$94,626
2023	\$83,344	\$17,500	\$100,844	\$100,844
2022	\$80,052	\$17,500	\$97,552	\$97,552
2021	\$45,244	\$17,500	\$62,744	\$62,744
2020	\$46,058	\$17,500	\$63,558	\$63,558

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.