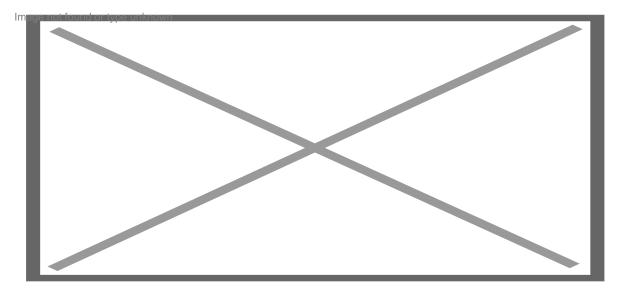


# Tarrant Appraisal District Property Information | PDF Account Number: 03428524

### Address: <u>3017 LAS VEGAS TR</u>

City: FORT WORTH Georeference: 46075-23-29R Subdivision: WESTERN HILLS ADD SEC III-VIII Neighborhood Code: M4W06W Latitude: 32.7305456064 Longitude: -97.466123657 TAD Map: 2006-384 MAPSCO: TAR-073K





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 29R

#### Jurisdictions:

Protest Deadline Date: 5/15/2025

Site Number: 03428524 Site Name: WESTERN HILLS ADD SEC III-VIII-23-29R Site Class: B - Residential - Multifamily Parcels: 1 Approximate Size+++: 2,648 Percent Complete: 100% Land Sqft\*: 11,016 Land Acres\*: 0.2528 (000004)

+++ Rounded.

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



Current Owner:

REINVESTBOOK TX LLC

Primary Owner Address: 325 W 86TH ST APT 11C

NEW YORK, NY 10024

Deed Date: 11/19/2021 Deed Volume: Deed Page: Instrument: D221345628

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROUACH DANIEL	7/17/2019	D219157800		
ATIENZA ARTHUR A;ATIENZA MARIA A	10/16/2014	D214228593		
ARIAIL KENNETH	12/1/2009	D209335014	000000	0000000
SIMMONS RITA C	3/3/1998	00131190000188	0013119	0000188
PATTON J LLOYD	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$287,203	\$35,000	\$322,203	\$322,203
2023	\$335,071	\$35,000	\$370,071	\$370,071
2022	\$168,847	\$35,000	\$203,847	\$203,847
2021	\$168,847	\$35,000	\$203,847	\$203,847
2020	\$168,847	\$35,000	\$203,847	\$203,847

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.