



**Address:** [3017 LAS VEGAS TR](#)  
**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:**

- 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)

**State Code:** B

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLP (00284)

**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<sup>+++</sup>:** 2,648

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,016

**Land Acres<sup>\*</sup>:** 0.2528

<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:**  
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	<a href="#">D219157800</a>		
ATIENZA ARTHUR A;ATIENZA MARIA A	10/16/2014	<a href="#">D214228593</a>		
ARIAIL KENNETH	12/1/2009	<a href="#">D209335014</a>	0000000	0000000
SIMMONS RITA C	3/3/1998	00131190000188	0013119	0000188
PATTON J LLOYD	12/31/1900	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	\$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.