



Address: [3450 WESTERN CENTER BLVD](#)
City: FORT WORTH
Georeference: 40500-32-1
Subdivision: STONEGLEN AT FOSSIL CREEK ADDN
Neighborhood Code: APT-Fossil Creek

Latitude: 32.8598522343
Longitude: -97.3085236451
TAD Map: 2054-432
MAPSCO: TAR-035Y



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

PROPERTY DATA

Legal Description: STONEGLEN AT FOSSIL CREEK ADDN Block 32 Lot 1

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)

State Code: BC

Year Built: 1990

Personal Property Account: N/A

Agent: ALLIANCE TAX ADVISORS (00745)

Protest Deadline Date: 5/15/2025

Site Number: 80578675

Site Name: Carmel Creekside

Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 2

Primary Building Name: Carmel Creekside/ 06417612

Primary Building Type: Multi-Family

Gross Building Area⁺⁺⁺: 182,928

Net Leasable Area⁺⁺⁺: 158,994

Percent Complete: 100%

Land Sqft^{*}: 396,930

Land Acres^{*}: 9.1122

Pool: Y

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:

FC 3400 LLC

Primary Owner Address:

20 AVON MEADOW LN STE 120
AVON, CT 06001

Deed Date: 5/23/2022

Deed Volume:

Deed Page:

Instrument: [D222132003](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1045 4TH AVE FOSSIL CREEK LLC;BCA/SCL FOSSIL CREEK LLC;GLEN OAKS FOSSIL CREEK LLC	6/10/2016	D216125837		
BH FOSSIL CREEK APARTMENTS LP	10/10/2006	D206319495	0000000	0000000
PPF AMLI ON THE GREEN LP	2/8/2006	D206041357	0000000	0000000
AML RESIDENTIAL PROPERTIES	2/8/1994	00114570001057	0011457	0001057
JPI/WIC FOSSIL CREEK LTD	2/8/1990	00098440001245	0009844	0001245

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	\$0	\$0	\$0	\$0
2024	\$25,214,745	\$1,389,255	\$26,604,000	\$26,604,000
2023	\$27,708,245	\$1,389,255	\$29,097,500	\$29,097,500
2022	\$25,420,693	\$1,389,255	\$26,809,948	\$26,809,948
2021	\$20,577,991	\$1,389,255	\$21,967,246	\$21,967,246
2020	\$19,887,645	\$1,389,255	\$21,276,900	\$21,276,900

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.