Tarrant Appraisal District

Property Information | PDF

Account Number: 06417612

Address: 3450 WESTERN CENTER BLVD

City: FORT WORTH
Georeference: 40500-32-1

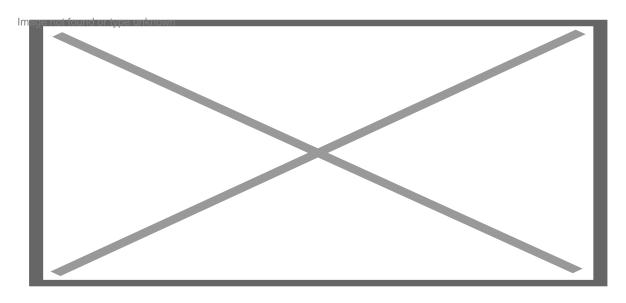
Subdivision: STONEGLEN AT FOSSIL CREEK ADDN

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** 

+++ Rounded.

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

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

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## **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
AMLI 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.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.





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.

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