



## LOCATION

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**Address:** [3205 LAS VEGAS TR](#)  
**City:** FORT WORTH  
**Georeference:** 46075-5-6  
**Subdivision:** WESTERN HILLS ADD SEC III-VIII  
**Neighborhood Code:** M4W06W

**Latitude:** 32.7275350464  
**Longitude:** -97.465264303  
**TAD Map:** 2006-384  
**MAPSCO:** TAR-073K



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** WESTERN HILLS ADD SEC III-VIII Block 5 Lot 6

**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:** 1978

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03425576

**Site Name:** WESTERN HILLS ADD SEC III-VIII-5-6

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,776

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,303

**Land Acres<sup>\*</sup>:** 0.2594

**Pool:** N

<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

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**Current Owner:**

CAVE CANEM INC

**Primary Owner Address:**

2231 FIELD LN  
BEDFORD, TX 76021-7527

**Deed Date:** 3/9/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210062432](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEUTSCHE BANK NATIONAL TR CO	3/8/2010	<a href="#">D210062431</a>	0000000	0000000
LITTON LOAN SERVICING LP	12/1/2009	<a href="#">D209315425</a>	0000000	0000000
STAR PROPERTY MGT & INV	3/13/2007	<a href="#">D207091640</a>	0000000	0000000
GUDMUNDSSON EYJOLFUR B	2/23/2007	<a href="#">D207074042</a>	0000000	0000000
STAR PROPERTY MGMT & INV	10/5/2006	<a href="#">D206381136</a>	0000000	0000000
MORTGAGE GUARANTY INS CORP	5/23/2006	<a href="#">D206381135</a>	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	3/8/2006	<a href="#">D206073816</a>	0000000	0000000
THAMMAVONG TOMPHETH	3/6/2006	<a href="#">D206073816</a>	0000000	0000000
CHUN MAO ETAL VANSACK CHUN	7/9/2001	00150070000276	0015007	0000276
BEN B BOOTHE FAMILY LTD PRTN	6/4/1998	00132540000513	0013254	0000513
VERWERS C D	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	\$432,381	\$35,000	\$467,381	\$467,381
2023	\$485,000	\$35,000	\$520,000	\$520,000
2022	\$256,000	\$35,000	\$291,000	\$291,000
2021	\$256,000	\$35,000	\$291,000	\$291,000
2020	\$275,342	\$35,000	\$310,342	\$310,342

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.