

LOCATION

Address: [3391 WESTERN CENTER BLVD](#)
City: FORT WORTH
Georeference: 44715G-2-1
Subdivision: VILLAGES OF FOSSIL CREEK ADDN
Neighborhood Code: APT-Fossil Creek

Latitude: 32.8643342798
Longitude: -97.3096204932
TAD Map: 2054-432
MAPSCO: TAR-035U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGES OF FOSSIL CREEK
 ADDN Block 2 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
 TARRANT COUNTY (220)
 TARRANT REGIONAL WATER DISTRICT (223)
 TARRANT COUNTY HOSPITAL (224)

Site Number: 80723438

Site Name: WESTERN STATION AT FOSSIL CREEK

Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 1

Primary Building Name: WESTERN STATION AT FOSSIL CREEK--6700 SANDSHELL / 07008937

State Order Building Type: Multi-Family

Year Built: 1987 **Building Area⁺⁺⁺:** 191,534

Personnel Property Area⁺⁺⁺: N/A

Agent: None **Percent Complete:** 100%

Land Sqft^{*}: 473,771

Land Acres^{*}: 10.8762

Pool: Y

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.

OWNER INFORMATION

Current Owner:
 WESTERN STATION RUBY APTMS PROPERTY LLC
Primary Owner Address:
 2301 OHIO DR STE 243
 PLANO, TX 75093

Deed Date: 12/19/2021
Deed Volume:
Deed Page:
Instrument: [D221368897](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WESTERN STATION LP;WESTERN STATION TIC LLC	12/18/2021	D221368286		
WESTERN STATION LP	6/2/2017	D217126699		
AHC METRO FOSSIL CREEK LP	1/10/2013	D213009828	0000000	0000000
AR-FOSSIL LTD & JFB-FOSSIL LTD	10/31/2005	D205328914	0000000	0000000
FOSSIL CREEK APARTMENT ASSOC	10/25/2005	D205328913	0000000	0000000
AHF-FOSSIL CREEK LLC	12/31/2003	D205184934	0000000	0000000
FOSSIL CREEK APARTMENT ASSOC	5/30/2002	00157100000159	0015710	0000159
FOSSIL CREEK DEV LTD	1/1/1997	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$32,841,802	\$1,658,198	\$34,500,000	\$34,500,000
2023	\$33,341,802	\$1,658,198	\$35,000,000	\$35,000,000
2022	\$29,341,802	\$1,658,198	\$31,000,000	\$31,000,000
2021	\$24,241,802	\$1,658,198	\$25,900,000	\$25,900,000
2020	\$23,091,802	\$1,658,198	\$24,750,000	\$24,750,000

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.