



**Address:** [6998 BENNETT LAWSON RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A 486-1A01  
**Subdivision:** ENGLISH, R B & F A SURVEY  
**Neighborhood Code:** WH-South Tarrant County General

**Latitude:** 32.5662816626  
**Longitude:** -97.1953279407  
**TAD Map:** 2090-324  
**MAPSCO:** TAR-122U



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

**PROPERTY DATA**

**Legal Description:** ENGLISH, R B & F A SURVEY  
Abstract 486 Tract 1A01

**Jurisdictions:**  
TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** EC

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** DELTA PROPERTY TAX ADVISORS LLC (411638)

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

**Site Number:** 80601715  
**Site Name:** 80601715  
**Site Class:** LandVacantComm - Vacant Land -Commercial  
**Parcels:** 1  
**Primary Building Name:**  
**Primary Building Type:**  
**Gross Building Area**+++ : 0  
**Net Leasable Area**+++ : 0  
**Percent Complete:** 0%  
**Land Sqft**\* : 7,405  
**Land Acres**\* : 0.1700  
**Pool:** N

+++ Rounded.

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



## OWNER INFORMATION

**Current Owner:**  
MONARCH UTILITIES I LP  
**Primary Owner Address:**  
12535 REED RD  
SUGAR LAND, TX 77478-2837

**Deed Date:** 7/12/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204220384](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONARCH UTILITIES I LP	7/12/2004	00156510000323	0015651	0000323
MONARCH UTILITIES I LP	12/13/2001	00156510000323	0015651	0000323
HUGHES DOVIE;HUGHES WILLIE	12/31/1900	0000000000000000	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	\$0	\$1,700	\$1,700	\$1,700
2023	\$0	\$1,700	\$1,700	\$1,700
2022	\$0	\$1,700	\$1,700	\$1,700
2021	\$0	\$1,700	\$1,700	\$1,700
2020	\$0	\$1,700	\$1,700	\$1,700

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.