



Address: [7250 CABOT ESTATES DR](#)
City: TARRANT COUNTY
Georeference: A 486-1D06
Subdivision: ENGLISH, R B & F A SURVEY
Neighborhood Code: IM-South Tarrant County General

Latitude: 32.5683664247
Longitude: -97.2052498044
TAD Map: 2090-328
MAPSCO: TAR-122P



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 1D06

Jurisdictions:	Site Number: 80873665
TARRANT COUNTY (220)	Site Name: MONARCH UTILITIES
EMERGENCY SVCS DIST #1 (222)	Site Class: LandVacComNomImp - Commercial Land with Nominal Imp Value
TARRANT COUNTY HOSPITAL (224)	Parcels: 1
TARRANT COUNTY COLLEGE (225)	Primary Building Name:
MANSFIELD ISD (908)	Primary Building Type:
State Code: C2C	Gross Building Area +++ : 0
Year Built: 0	Net Leasable Area +++ : 0
Personal Property Account: N/A	Percent Complete: 0%
Agent: DELTA PROPERTY TAX ADVISORS LLC (011633)	Land Sqft * : 23,958
Protest Deadline Date: 5/15/2025	Land Acres * : 0.5500
	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: 3/16/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205077612](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CABOT CAPITAL CORP TRUSTEE	5/6/2003	00166740000172	0016674	0000172

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	\$1,688	\$11,979	\$13,667	\$13,667
2023	\$1,172	\$11,979	\$13,151	\$13,151
2022	\$1,172	\$11,979	\$13,151	\$13,151
2021	\$1,172	\$11,979	\$13,151	\$13,151
2020	\$1,172	\$11,979	\$13,151	\$13,151

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.