

Account Number: 40750981

Address: 7250 CABOT ESTATES DR

**City:** TARRANT COUNTY **Georeference:** A 486-1D06

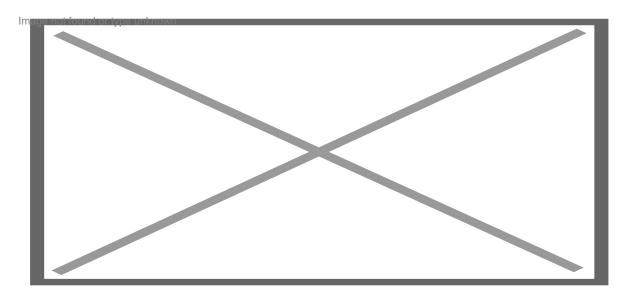
Subdivision: ENGLISH, R B & F A SURVEY

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)

TARRANT COUNTY HOSPITAL CLASS: LandVacComNomImp - Commercial Land with Nominal Imp Value

TARRANT COUNTY COLLE**RGEC (25**5)<sup>1</sup>

MANSFIELD ISD (908) Primary Building Name:
State Code: C2C Primary Building Type:
Year Built: 0 Gross Building Area\*\*\*: 0
Personal Property Account: NEALeasable Area\*\*\*: 0
Agent: DELTA PROPERTY THE CONSIDER (94) 633)

Protest Deadline Date: Land Sqft\*: 23,958
5/15/2025
Land Acres\*: 0.5500

+++ Rounded. Pool: N

\* This represents one of a hierarchy

of possible values ranked in the following order: Recorded, Computed, System, Calculated.

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## **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.

## **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.

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