

# Tarrant Appraisal District Property Information | PDF Account Number: 41265122

## Address: 2600 W 7TH ST # 1305

City: FORT WORTH Georeference: 26472C---09 Subdivision: ONE MONTGOMERY PLAZA RES CONDO Neighborhood Code: U4002A Latitude: 32.7521308275 Longitude: -97.3533742817 TAD Map: 2042-392 MAPSCO: TAR-076B





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

## PROPERTY DATA

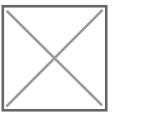
Legal Description: ONE MONTGOMERY PLAZA RES CONDO Lot 305 & .003292% OF COMMON AREA PER PLAT D211061556

#### Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 41265122 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Site Class: A3 - Residential - Urban Condominium **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 1,263 FORT WORTH ISD (905) State Code: A Percent Complete: 100% Year Built: 1928 Land Sqft\*: 0 Personal Property Account: N/A Land Acres<sup>\*</sup>: 0.0000 Agent: None Pool: N 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:

COTHAM CHRISTOPHER MICHAEL

#### Primary Owner Address: 2600 W 7TH ST # 1305

FORT WORTH, TX 76107

Deed Date: 3/1/2024 Deed Volume: Deed Page: Instrument: D224036019

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEST FAMILY TRUST	8/3/2021	D221223791		
LAYDEN DANIEL;LAYDEN DEBORAH	5/21/2018	D218109438		
MOSES BERNARD S;MOSES SHAYNE D	5/21/2018	D218109437		
MOSES BROTHERS PARTNERSHIP	8/25/2009	D209232641	000000	0000000
OMP DEVELOPMENT LLC	8/30/2007	D207315571	000000	0000000
MONTGOMERY PLAZA VENTURE LTD	1/1/2007	000000000000000000000000000000000000000	000000	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	\$341,831	\$45,000	\$386,831	\$386,831
2023	\$323,787	\$45,000	\$368,787	\$368,787
2022	\$294,833	\$45,000	\$339,833	\$339,833
2021	\$293,641	\$45,000	\$338,641	\$338,641
2020	\$281,000	\$45,000	\$326,000	\$326,000

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**



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#### 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.