

Tarrant Appraisal District

Property Information | PDF

Account Number: 41265300

Address: 2600 W 7TH ST # 1403

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 403 & .003292% OF COMMON

AREA PER PLAT D211061556

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)

Site Number: 41265300

TARRANT REGIONAL WATER DISTRICT (223) Site Name: ONE MONTGOMERY PLAZA RES CONDO-403

TARRANT COUNTY HOSPITAL (224) Site Class: A3 - Residential - Urban Condominium

TARRANT COUNTY COLLEGE (225) Parcels: 1

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size\*\*\*: 1,263
State Code: A Percent Complete: 100%

Year Built: 1928 Land Sqft\*: 0

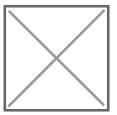
Personal Property Account: N/A Land Acres\*: 0.0000

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.

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## **OWNER INFORMATION**

Current Owner: Deed Date: 10/22/2014

LANKFORD MATTHEW P

Primary Owner Address:

2600 W 7TH ST UNIT 1403

Deed Volume:

Deed Page:

FORT WORTH, TX 76107 Instrument: <u>D214231868</u>

| Previous Owners              | Date      | Instrument     | Deed Volume | Deed Page |
|------------------------------|-----------|----------------|-------------|-----------|
| 2600 MONTGOMERY LLC          | 6/13/2011 | D211180328     | 0000000     | 0000000   |
| WDF                          | 2/1/2011  | D211027702     | 0000000     | 0000000   |
| OMP DEVELOPMENT LLC          | 8/30/2007 | D207315571     | 0000000     | 0000000   |
| MONTGOMERY PLAZA VENTURE LTD | 1/1/2007  | 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 | \$341,831          | \$45,000    | \$386,831    | \$274,536        |
| 2023 | \$323,787          | \$45,000    | \$368,787    | \$249,578        |
| 2022 | \$311,448          | \$45,000    | \$356,448    | \$226,889        |
| 2021 | \$318,383          | \$45,000    | \$363,383    | \$206,263        |
| 2020 | \$374,619          | \$45,000    | \$419,619    | \$187,512        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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.