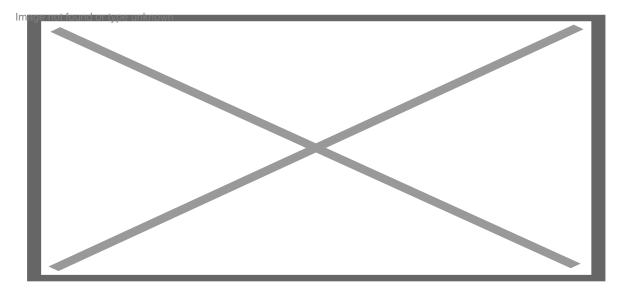


## Tarrant Appraisal District Property Information | PDF Account Number: 41265319

## Address: 2600 W 7TH ST # 2404

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 404 & .003292% OF COMMON AREA PER PLAT D211061556

#### Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 41265319 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Site Name: ONE MONTGOMERY PLAZA RES CONDO-404 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: HDH PROPERTIES LLC

Primary Owner Address: 2804 PRESTIGE RD KELLER, TX 76244 Deed Date: 1/7/2021 Deed Volume: Deed Page: Instrument: D221006273

| Previous Owners                   | Date      | Instrument                              | Deed Volume | Deed Page |
|-----------------------------------|-----------|---|-------------|-----------|
| JEMP LLC                          | 2/17/2017 | D217038082                              |             |           |
| PILGREEN AMY F;PILGREEN WILLIAM B | 9/18/2012 | D212229079                              | 000000      | 0000000   |
| 2600 MONTGOMERY LLC               | 6/13/2011 | D211180328                              | 000000      | 0000000   |
| WDF                               | 2/1/2011  | D211027702                              | 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 | \$302,917          | \$45,000    | \$347,917    | \$347,917        |

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**



# Tarrant Appraisal District Property Information | PDF

#### 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.