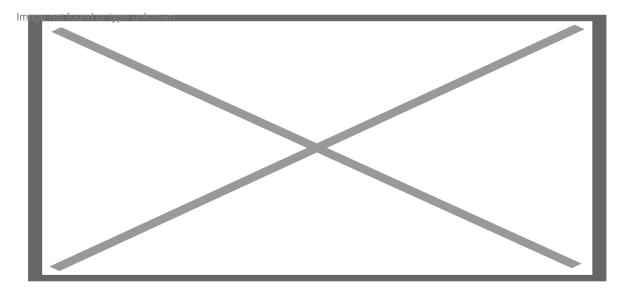


# Tarrant Appraisal District Property Information | PDF Account Number: 41265378

### Address: 2600 W 7TH ST # 1409

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

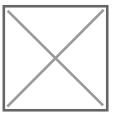
Legal Description: ONE MONTGOMERY PLAZA RES CONDO Lot 409 & .003292% OF COMMON AREA PER PLAT D211061556

#### Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 41265378 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Site Name: ONE MONTGOMERY PLAZA RES CONDO-409 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: MARK T SIPPEL AND IRMA M SIPPEL REVOCABLE TRUST Primary Owner Address: 2600 W 7TH ST APT 1409

FORT WORTH, TX 76107

Deed Date: 2/27/2024 Deed Volume: Deed Page: Instrument: D224033166

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIPPEL IRMA M;SIPPEL MARK T	10/1/2020	D220254833		
Unlisted	7/27/2016	D216170335		
COREY CASEY	3/20/2013	D213070467	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. <u>Tarrant County Tax Office Account Information</u>.

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	\$311,448	\$45,000	\$356,448	\$356,448
2021	\$318,383	\$45,000	\$363,383	\$363,383
2020	\$315,000	\$45,000	\$360,000	\$360,000

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**

#### 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.