

Tarrant Appraisal District

Property Information | PDF

Account Number: 41266161

Address: 2600 W 7TH ST # 1535

City: FORT WORTH

Georeference: 26472C---09

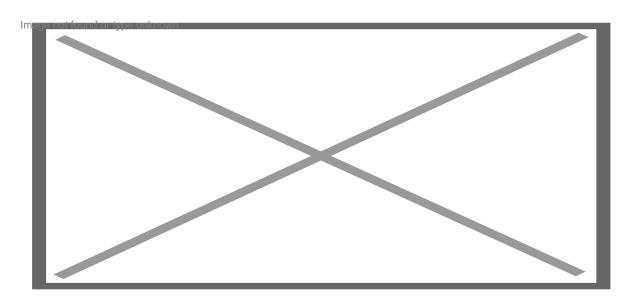
Subdivision: ONE MONTGOMERY PLAZA RES CONDO

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 535 & .002466% OF COMMON

AREA PER PLAT D211061556

Jurisdictions:

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

Site Number: 41266161

TARRANT REGIONAL WATER DISTRICT (223)

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

TARRANT COUNTY COLLEGE (225) Parcels: 1

FORT WORTH ISD (905) Approximate Size+++: 946
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.

03-20-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

CHAVARRIA RAVEN ARIEL

Primary Owner Address:

2600 W 7TH ST APT 1535 FORT WORTH, TX 76107 **Deed Date: 4/14/2022**

Deed Volume: Deed Page:

Instrument: D222102910

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FURRH JARRETT W	11/9/2015	D215254968		
CRUZ BRIAN	10/30/2013	D213283070	0000000	0000000
JOHNSON J LEE IV	11/14/2012	D212281754	0000000	0000000
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	\$248,565	\$45,000	\$293,565	\$293,565
2023	\$235,049	\$45,000	\$280,049	\$280,049
2022	\$225,807	\$45,000	\$270,807	\$270,807
2021	\$231,002	\$45,000	\$276,002	\$276,002
2020	\$273,123	\$45,000	\$318,123	\$318,123

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

03-20-2025 Page 2

⁺ 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.

03-20-2025 Page 3