



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)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: A

Year Built: 1928

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41266161

Site Name: ONE MONTGOMERY PLAZA RES CONDO-535

Site Class: A3 - Residential - Urban Condominium

Parcels: 1

Approximate Size⁺⁺⁺: 946

Percent Complete: 100%

Land Sqft^{*}: 0

Land Acres^{*}: 0.0000

Pool: N

⁺⁺⁺ Rounded.

^{*} 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.

+ 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.