



Address: [8199 MONTERRA BLVD](#)
City: FORT WORTH
Georeference: 26427F-1-2
Subdivision: MONTERRA BY HILLWOOD
Neighborhood Code: APT-Heritage Trace

Latitude: 32.892205125
Longitude: -97.3127719076
TAD Map: 2054-444
MAPSCO: TAR-035F



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MONTERRA BY HILLWOOD
Block 1 Lot 2

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

State Code: BC

Year Built: 2007

Personal Property Account: N/A

Agent: ALLIANCE TAX ADVISORS (00745)

+++ Rounded.

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

Site Number: 80871128

Site Name: Monterra Village

Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 4

Primary Building Name: MONTERRA PHASE I / 41264762

Primary Building Type: Multi-Family

Gross Building Area⁺⁺⁺: 333,400

Net Leasable Area⁺⁺⁺: 238,910

Percent Complete: 100%

Land Sqft^{*}: 587,319

Land Acres^{*}: 13.4830

Pool: Y



OWNER INFORMATION

Current Owner:

HILLWOOD MONTERRA LP

Primary Owner Address:

9800 HILLWOOD PKWY STE 300
FORT WORTH, TX 76177

Deed Date: 6/24/2020

Deed Volume:

Deed Page:

Instrument: REF80871128

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILLWOOD MONTERRA LP	11/5/2013	D213286585	0000000	0000000
HILLWOOD MONTERRA II LP	12/9/2011	D211298923	0000000	0000000
HILLWOOD MONTERRA LP	1/1/2011	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	\$39,976,467	\$1,644,493	\$41,620,960	\$41,620,960
2023	\$39,385,661	\$1,644,493	\$41,030,154	\$41,030,154
2022	\$37,574,641	\$1,644,493	\$39,219,134	\$39,219,134
2021	\$33,584,491	\$1,644,493	\$35,228,984	\$35,228,984
2020	\$32,202,170	\$1,644,493	\$33,846,663	\$33,846,663

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.