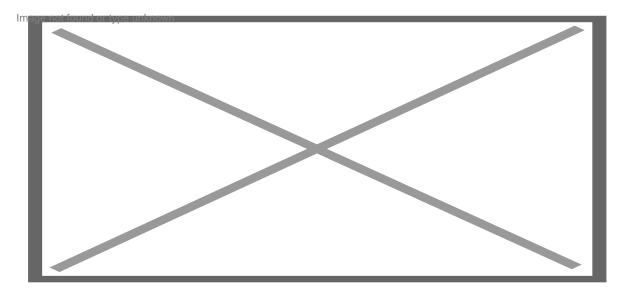


Tarrant Appraisal District Property Information | PDF Account Number: 41571304

Address: <u>8199 MONTERRA BLVD</u> 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 HILLWO Block 1 Lot 2	OD
Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (2 TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KELLER ISD (907)	Site Number: 80871128 233 Site Name: Monterra Village Site Class: APTIndMtr - Apartment-Individual Meter Parcels: 4 Primary Building Name: MONTERRA PHASE I / 41264762
State Code: BC	Primary Building Type: Multi-Family
Year Built: 2007	Gross Building Area***: 333,400
Personal Property Account: N/A	Net Leasable Area ⁺⁺⁺ : 238,910
Agent: ALLIANCE TAX ADVISORS (00745)	Percent Complete: 100%
+++ Rounded.	Land Sqft [*] : 587,319
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, Syster Calculated.	Land Acres [*] : 13.4830 ⁿ ·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	000000	0000000
HILLWOOD MONTERRA II LP	12/9/2011	D211298923	000000	0000000
HILLWOOD MONTERRA LP	1/1/2011	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	\$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.