

Account Number: 42197048

Address: 1127 7TH AVE
City: FORT WORTH

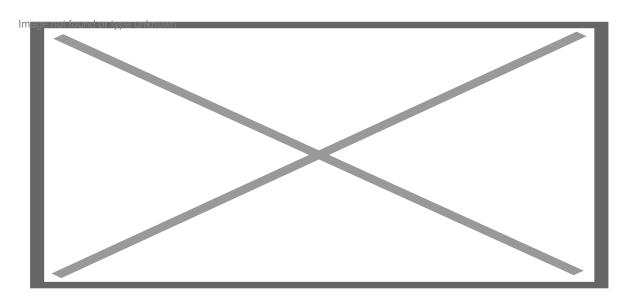
Georeference: 37810-1-1R1

**Subdivision:** SEIDELLS, E F SUBD **Neighborhood Code:** APT-Hospital

Latitude: 32.732541946 Longitude: -97.3415832381

**TAD Map:** 2048-384 **MAPSCO:** TAR-076M





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

## **PROPERTY DATA**

**Legal Description:** SEIDELLS, E F SUBD Block 1

Lot 1-R1

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: BC Year Built: 2017

Personal Property Account: N/A

Agent: BETTENCOURT TAX ADVISORS LLC (00962/ercent Complete: 100%

**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.

Site Number: 800017590 Site Name: THE MONARCH

Site Class: APTHighRise - Apartment-High Rise

Parcels: 2

Primary Building Name: THE MONARCH / 42197048

Primary Building Type: Multi-Family
Gross Building Area+++: 209,034
Net Leasable Area+++: 53,781

6 Percent Complete: 100%

Land Sqft\*: 53,282 Land Acres\*: 1.2232

Pool: Y

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## **OWNER INFORMATION**

Current Owner:
THE MONARCH MD LP
Primary Owner Address:
770 S POST OAK LN STE 500
HOUSTON, TX 77056

**Deed Date: 9/30/2021** 

Deed Volume: Deed Page:

**Instrument: D221286229** 

## **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	\$10,546,680	\$2,131,320	\$12,678,000	\$12,678,000
2023	\$10,896,800	\$2,131,320	\$13,028,120	\$13,028,120
2022	\$10,868,680	\$2,131,320	\$13,000,000	\$13,000,000
2021	\$10,529,525	\$2,131,320	\$12,660,845	\$12,660,845
2020	\$9,871,738	\$2,131,320	\$12,003,058	\$12,003,058

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

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.