



**Address:** [7405 MONTERREY DR](#)  
**City:** FORT WORTH  
**Georeference:** 13470-2-8  
**Subdivision:** FAIR MEADOWS ADDITION  
**Neighborhood Code:** 1B070B

**Latitude:** 32.7508498518  
**Longitude:** -97.1981009964  
**TAD Map:** 2090-392  
**MAPSCO:** TAR-080C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FAIR MEADOWS ADDITION  
Block 2 Lot 8

**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:** 1966

**Personal Property Account:** N/A

**Agent:** CAMERON PROPERTY TAX (12191)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00911178

**Site Name:** FAIR MEADOWS ADDITION-2-8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,461

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 8,760

**Land Acres** <sup>\*</sup>: 0.2011

**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:**

RYAN BUYS HOUSES LLC

**Primary Owner Address:**

11560 S COULTER ST  
AMARILLO, TX 79119

**Deed Date:** 3/27/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220099814](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JACKSON JAMES RYAN	11/27/2019	<a href="#">D219276577</a>		
JRJ RENTALS LLC	1/18/2018	<a href="#">D218018330</a>		
JACKSON JAMES RYAN	2/15/2006	<a href="#">D206053028</a>	0000000	0000000
HILLIARD STEPHEN ALTON	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$81,000	\$50,000	\$131,000	\$131,000
2024	\$81,000	\$50,000	\$131,000	\$131,000
2023	\$110,000	\$50,000	\$160,000	\$160,000
2022	\$91,346	\$35,000	\$126,346	\$126,346
2021	\$91,346	\$35,000	\$126,346	\$126,346
2020	\$97,458	\$35,001	\$132,459	\$132,459

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.