



Address: [528 W FELIX ST](#)
City: FORT WORTH
Georeference: 24870-21-7-10
Subdivision: MARQUETTE PLACE ADDITION
Neighborhood Code: RET-La Gran Plaza

Latitude: 32.6783352221
Longitude: -97.3305873062
TAD Map: 2048-368
MAPSCO: TAR-091J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MARQUETTE PLACE ADDITION
Block 21 Lot 7 N107' LOT 7

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: F1

Year Built: 1982

Personal Property Account: [13461966](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$243,736

Protest Deadline Date: 5/31/2024

Site Number: 80129722

Site Name: Charles FLINT COMPANY

Site Class: RETGen - Retail-General/Specialty

Parcels: 3

Primary Building Name: RETAIL / 01635190

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 1,558

Net Leasable Area⁺⁺⁺: 1,372

Percent Complete: 100%

Land Sqft^{*}: 5,350

Land Acres^{*}: 0.1228

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:

MONTANEZ MANUEL

Primary Owner Address:

304 SUN MEADOW LN
FORT WORTH, TX 76140

Deed Date: 3/12/2020

Deed Volume:

Deed Page:

Instrument: [D220063083](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------|------------|----------------|-------------|-----------|
| FLINT CHARLES | 9/12/1991 | 00103870000858 | 0010387 | 0000858 |
| OWNBEY ROY | 12/31/1900 | 00087520000143 | 0008752 | 0000143 |

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 | \$235,711 | \$8,025 | \$243,736 | \$243,736 |
| 2024 | \$195,305 | \$8,025 | \$203,330 | \$203,330 |
| 2023 | \$169,718 | \$8,025 | \$177,743 | \$177,743 |
| 2022 | \$146,545 | \$8,025 | \$154,570 | \$154,570 |
| 2021 | \$135,239 | \$8,025 | \$143,264 | \$143,264 |
| 2020 | \$112,658 | \$8,025 | \$120,683 | \$120,683 |

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.