



**Address:** [1405 7TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 27200-D-3  
**Subdivision:** MC ANULTY & NYE SUBDIVISION  
**Neighborhood Code:** 4T050C

**Latitude:** 32.7290917028  
**Longitude:** -97.3417345585  
**TAD Map:** 2048-384  
**MAPSCO:** TAR-076L



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

## PROPERTY DATA

**Legal Description:** MC ANULTY & NYE  
SUBDIVISION Block D Lot 3 & 4

**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:** 1916

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 7/12/2024

**Site Number:** 01835599

**Site Name:** MC ANULTY & NYE SUBDIVISION-D-3-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,940

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

MONTEMAYOR ESTEBAN  
NEUMEISTER KRISTEN MICHELLE

**Primary Owner Address:**

1405 7TH AVE  
FORT WORTH, TX 76104

**Deed Date:** 5/11/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220107280](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JEFFERY JENNIFER K;MEDLIN BRETT A	1/20/2016	<a href="#">D216012665</a>		
TIDE HOLDINGS LLC	11/3/2014	<a href="#">D214244834</a>		
CAELUM CAPITAL LLC	7/26/2013	<a href="#">D213194791</a>	0000000	0000000
DALLAS METRO HOLDINGS LLC	7/25/2013	<a href="#">D213194790</a>	0000000	0000000
OAKEN BUCKET PROPERTIES LLC	7/24/2013	<a href="#">D213194789</a>	0000000	0000000
BRADY DEVELOPMENT GROUP LLC	6/28/2013	<a href="#">D213174099</a>	0000000	0000000
DANIELS DIRK C	1/18/2008	<a href="#">D208026488</a>	0000000	0000000
STEVENS IDA BELLE EXEC	5/18/2000	0000000000000000	0000000	0000000
DANIELS WINFORD SAMUEL EST	5/16/1991	00102590001815	0010259	0001815
STEVENS I B	1/14/1987	00088280001597	0008828	0001597
WIDMANN BERNADINE A;WIDMANN C H	1/6/1987	00088280001590	0008828	0001590
SILCOX JAMES R	7/11/1983	00075540000989	0007554	0000989
SILCOX JAMES	12/31/1900	0000000000000000	0000000	0000000
H A MCDANIEL	12/30/1900	0000000000000000	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	\$357,000	\$110,000	\$467,000	\$467,000
2024	\$370,000	\$110,000	\$480,000	\$480,000
2023	\$373,951	\$110,000	\$483,951	\$463,093
2022	\$345,994	\$75,000	\$420,994	\$420,994
2021	\$315,000	\$75,000	\$390,000	\$390,000
2020	\$295,912	\$75,000	\$370,912	\$370,912

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

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## EXEMPTIONS / SPECIAL APPRAISAL

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- HOMESTEAD GENERAL 11.13(b)

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.