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**Address:** [1207 VERBENA ST](#)  
**City:** FORT WORTH  
**Georeference:** 27340-7-99  
**Subdivision:** MC CONNELL ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7333546346  
**Longitude:** -97.3111433417  
**TAD Map:** 2054-388  
**MAPSCO:** TAR-077L



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

## PROPERTY DATA

**Legal Description:** MC CONNELL ADDITION Block  
7 Lot 99

**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:** 1928

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$100,871

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

**Site Number:** 01843427

**Site Name:** MC CONNELL ADDITION-7-99

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,280

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

PHILLIPS EQUITY CAPITAL LLC

**Primary Owner Address:**

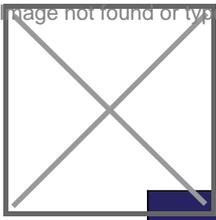
1124 N FIELDER RD # 220  
ARLINGTON, TX 76012-2437

**Deed Date:** 9/27/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224177823](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOWARD KAPRARA	8/5/2024	<a href="#">D224164796</a>		
HY-YANCY PROPERTIES	8/14/2023	<a href="#">D223145753</a>		
JOHNIGAN MONCIA LATRICE	8/19/2019	<a href="#">D219185221</a>		
JOHNIGAN KATHLEEN M	9/18/2017	<a href="#">D218020624</a>		
SCHONS KATHLEEN MICHELE	2/23/2009	<a href="#">D209049213</a>	0000000	0000000
WHITE LINSLEY J EST	5/14/2008	00088400001867	0008840	0001867
SCHONS KATHLEEN MICHELE	5/13/2008	<a href="#">D208176669</a>	0000000	0000000
WHITE LINSLEY J	2/9/1987	00088400001867	0008840	0001867
WHITE LINSLEY JOHNSON	2/16/1981	00070750000889	0007075	0000889

## 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	\$82,871	\$18,000	\$100,871	\$100,871
2024	\$82,871	\$18,000	\$100,871	\$100,871
2023	\$84,959	\$18,000	\$102,959	\$102,959
2022	\$67,461	\$5,000	\$72,461	\$72,461
2021	\$54,372	\$5,000	\$59,372	\$59,372
2020	\$61,655	\$5,000	\$66,655	\$66,655

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.