



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



Google Map or type unknown

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⁺⁺⁺: 1,280

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

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	D224164796		
HY-YANCY PROPERTIES	8/14/2023	D223145753		
JOHNIGAN MONCIA LATRICE	8/19/2019	D219185221		
JOHNIGAN KATHLEEN M	9/18/2017	D218020624		
SCHONS KATHLEEN MICHELE	2/23/2009	D209049213	0000000	0000000
WHITE LINSLEY J EST	5/14/2008	00088400001867	0008840	0001867
SCHONS KATHLEEN MICHELE	5/13/2008	D208176669	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 ⁺
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.