



**Address:** [7104 MONTERREY DR](#)  
**City:** FORT WORTH  
**Georeference:** 36930-2-10  
**Subdivision:** RYANWOOD ADDITION  
**Neighborhood Code:** 1B010C

**Latitude:** 32.7508771315  
**Longitude:** -97.20690682  
**TAD Map:** 2090-392  
**MAPSCO:** TAR-080B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RYANWOOD ADDITION Block 2  
Lot 10

**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:** 1963

**Personal Property Account:** N/A

**Agent:** JUAN A SALINAS (X05890)

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

**Notice Value:** \$342,218

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

**Site Number:** 02621231

**Site Name:** RYANWOOD ADDITION-2-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,831

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,800

**Land Acres<sup>\*</sup>:** 0.2020

**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:**

SALINAS ARTURO E

**Primary Owner Address:**

7104 MONTERREY DR  
FORT WORTH, TX 76112-4234

**Deed Date:** 12/1/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209317221](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SALINAS JUAN	7/31/2009	<a href="#">D209205967</a>	0000000	0000000
SECRETARY OF HUD	2/11/2009	<a href="#">D209076452</a>	0000000	0000000
WELLS FARGO BANK N A	2/3/2009	<a href="#">D209036040</a>	0000000	0000000
JACKSON SIMONE MCCLAIN	7/15/2003	00169410000395	0016941	0000395
GOULD KIMBERLY L ETAL	10/13/1993	00112800001756	0011280	0001756
JAMESTOWN CO	3/5/1993	00109790001460	0010979	0001460
MARTINEZ JIMMY; MARTINEZ SUSAN	3/7/1986	00084790000279	0008479	0000279
JANUS C; JANUS MICHAEL G	4/3/1984	00078020001166	0007802	0001166
LELAND L RUDIGER	12/31/1900	00000000000000	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	\$292,218	\$50,000	\$342,218	\$305,282
2024	\$292,218	\$50,000	\$342,218	\$254,402
2023	\$273,249	\$40,000	\$313,249	\$212,002
2022	\$202,000	\$35,000	\$237,000	\$192,729
2021	\$219,966	\$25,000	\$244,966	\$175,208
2020	\$185,831	\$25,000	\$210,831	\$159,280

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.