



Address: [7313 MONTERREY DR](#)
City: FORT WORTH
Georeference: 36930-16-9
Subdivision: RYANWOOD ADDITION
Neighborhood Code: 1B010C

Latitude: 32.7504398167
Longitude: -97.2010305864
TAD Map: 2090-392
MAPSCO: TAR-080C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYANWOOD ADDITION Block
16 Lot 9

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$319,617

Protest Deadline Date: 5/24/2024

Site Number: 02623781

Site Name: RYANWOOD ADDITION-16-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,596

Percent Complete: 100%

Land Sqft^{*}: 9,600

Land Acres^{*}: 0.2203

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:

BISMUTH BRIDGE PROPCO LLC

Primary Owner Address:

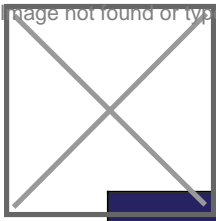
250 SE ST
15TH FLOOR
NEW YORK, NY 10281

Deed Date: 2/21/2025

Deed Volume:

Deed Page:

Instrument: [D225046273](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MISSION STREET HOMES LLC	5/20/2022	D222132648		
DIVVY HOMES WAREHOUSE III LLC	10/23/2020	D220276497		
KIWI CAPITAL MANAGEMENT LLC	7/13/2020	D220165491		
JONES ELIZABETH J	9/6/2011	000000000000000	0000000	0000000
JONES RICHARD D	2/27/2003	00164610000332	0016461	0000332
NEWTON J L	12/31/1900	000000000000000	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 ⁺
2025	\$269,617	\$50,000	\$319,617	\$319,617
2024	\$269,617	\$50,000	\$319,617	\$319,617
2023	\$295,605	\$40,000	\$335,605	\$335,605
2022	\$262,821	\$35,000	\$297,821	\$297,821
2021	\$248,501	\$25,000	\$273,501	\$273,501
2020	\$162,072	\$25,000	\$187,072	\$187,072

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.