



**Address:** [707 W SEMINARY DR](#)  
**City:** FORT WORTH  
**Georeference:** 39570-10-7  
**Subdivision:** SOUTH SIDE ADDITION-FT WORTH  
**Neighborhood Code:** Food Service General

**Latitude:** 32.6846798433  
**Longitude:** -97.3328753698  
**TAD Map:** 2048-368  
**MAPSCO:** TAR-090M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTH SIDE ADDITION-FT  
WORTH Block 10 Lot 7 THRU 14

**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:** F1

**Year Built:** 2011

**Personal Property Account:** [13752189](#)

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$633,056

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80206077

**Site Name:** CHAMOY

**Site Class:** FSRest - Food Service-Full Service Restaurant

**Parcels:** 1

**Primary Building Name:** CHAMOY / 02893517

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 1,470

**Net Leasable Area**<sup>+++</sup>: 1,470

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 26,572

**Land Acres**<sup>\*</sup>: 0.6100

**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:**

PEREZ HORACIO  
PEREZ SONIA E

**Primary Owner Address:**

22 TALLWOOD LN  
FORT WORTH, TX 76134

**Deed Date:** 6/17/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210147343](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPEAIRS NINA P ETAL	6/30/2008	<a href="#">D208415347</a>	0000000	0000000
DENNIS M L;DENNIS NINA P SPEAIRS	12/6/2001	<a href="#">D206275601</a>	0000000	0000000
DENNIS M L;DENNIS M SPEAIRS TR	6/17/1985	00082130001702	0008213	0001702
FT WORTH CITY OF	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 <sup>+</sup>
2025	\$473,624	\$159,432	\$633,056	\$633,056
2024	\$473,624	\$159,432	\$633,056	\$633,056
2023	\$459,659	\$159,432	\$619,091	\$619,091
2022	\$415,451	\$159,432	\$574,883	\$574,883
2021	\$446,476	\$106,288	\$552,764	\$552,764
2020	\$388,295	\$106,288	\$494,583	\$494,583

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.