



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⁺⁺⁺: 1,470

Net Leasable Area⁺⁺⁺: 1,470

Percent Complete: 100%

Land Sqft^{*}: 26,572

Land Acres^{*}: 0.6100

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:

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	D208415347	0000000	0000000
DENNIS M L;DENNIS NINA P SPEAIRS	12/6/2001	D206275601	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 ⁺
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.