



**Address:** [2712 MC LEMORE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45330-2-4  
**Subdivision:** WATSON, C L SUBDIVISION  
**Neighborhood Code:** 3H050I

**Latitude:** 32.7741841607  
**Longitude:** -97.3068597604  
**TAD Map:** 2054-400  
**MAPSCO:** TAR-063Q



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WATSON, C L SUBDIVISION  
Block 2 Lot 4  
**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  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03313301  
**Site Name:** WATSON, C L SUBDIVISION-2-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 892  
**Percent Complete:** 100%  
**Land Sqft\*** : 6,250  
**Land Acres\*** : 0.1434  
**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:**  
7 C'S INVESTMENTS LLC  
**Primary Owner Address:**  
PO BOX 100  
KEENE, TX 76059-0100  
**Deed Date:** 11/28/2007  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D208104650](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CABANSAG LILY A	9/1/2004	<a href="#">D204276001</a>	0000000	0000000
CABANSAG FILEMON C;CABANSAG LILLY A	4/20/1994	00115480000010	0011548	0000010
SEC OF HUD	2/2/1993	00111440000028	0011144	0000028
MONTANEZ M QUEZAD;MONTANEZ MARIA	6/12/1991	00102890002268	0010289	0002268
EMERALD DOLPHIN ENT INC	12/26/1990	00101360001098	0010136	0001098
RODRIGUEZ PEDRO A	2/28/1989	00095330000266	0009533	0000266
NORTH FORT WORTH BANK	10/6/1988	00094040001802	0009404	0001802
LUPO WILLIE JEAN	4/16/1986	00085180001442	0008518	0001442
MARY HILDERBRAND	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	\$154,678	\$31,250	\$185,928	\$185,928
2024	\$154,678	\$31,250	\$185,928	\$185,928
2023	\$139,563	\$31,250	\$170,813	\$170,813
2022	\$126,042	\$21,875	\$147,917	\$147,917
2021	\$132,215	\$10,000	\$142,215	\$142,215
2020	\$117,198	\$10,000	\$127,198	\$127,198

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.