



**Address:** [6998 BENNETT LAWSON RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A 486-1A01A  
**Subdivision:** ENGLISH, R B & F A SURVEY  
**Neighborhood Code:** Utility General

**Latitude:** 32.5655449266  
**Longitude:** -97.1949254856  
**TAD Map:** 2090-324  
**MAPSCO:** TAR-122U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ENGLISH, R B & F A SURVEY  
Abstract 486 Tract 1A01A 1A1A & 1C2A ABS 486

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** J1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** DELTA PROPERTY TAX ADVISORS LLC (11633)

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

**Notice Value:** \$3,114

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

**Site Number:** 80841082  
**Site Name:** MONARCH UTILITIES  
**Site Class:** Utility - Utility Accounts  
**Parcels:** 1  
**Primary Building Name:**  
**Primary Building Type:**  
**Gross Building Area<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 5,227  
**Land Acres<sup>\*</sup>:** 0.1200  
**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:**

MONARCH UTILITIES I LP

**Primary Owner Address:**

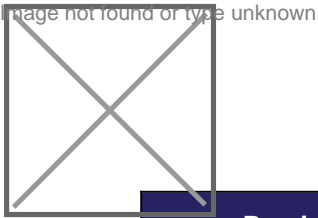
12535 REED RD  
SUGAR LAND, TX 77478-2837

**Deed Date:** 12/13/2001

**Deed Volume:** 0015651

**Deed Page:** 0000323

**Instrument:** 00156510000323



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEXAS WATER SERVICES INC	5/14/2001	00148880000389	0014888	0000389
JOHNSON CO RURAL WATER	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	\$2,330	\$784	\$3,114	\$3,072
2024	\$1,960	\$600	\$2,560	\$2,560
2023	\$1,960	\$600	\$2,560	\$2,560
2022	\$1,960	\$600	\$2,560	\$2,560
2021	\$1,960	\$600	\$2,560	\$2,560
2020	\$1,960	\$600	\$2,560	\$2,560

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.