



Image not found or type unknown

Address: [7300 SYCAMORE TRACE DR](#)
City: FORT WORTH
Georeference: 39545-10-70C-04
Subdivision: SOUTH MEADOW ADDITION
Neighborhood Code: APT-Southwest Tarrant County

Latitude: 32.63542
Longitude: -97.3634
TAD Map: 2042-352
MAPSCO: TAR-104E



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

PROPERTY DATA

Legal Description: SOUTH MEADOW ADDITION
Block 10 Lot 70C PRIVATE STREET

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: BC

Year Built: 1986

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (90314)

Notice Sent Date: 4/15/2025

Notice Value: \$21,144

Protest Deadline Date: 5/31/2024

Site Number: 80671780

Site Name: VILLA MONTERREY APT

Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 2

Primary Building Name: VILLA MONTERREY / 06658318

Primary Building Type: Multi-Family

Gross Building Area+++ : 0

Net Leasable Area+++ : 0

Percent Complete* : 100%

Land Sqft* : 10,572

Land Acres* : 0.2426

Pool: Y

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

VILLA MONTERREY APARTMENTS LLC

Primary Owner Address:

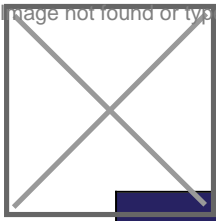
12217 LENOX LN
DALLAS, TX 75033

Deed Date: 12/29/2015

Deed Volume:

Deed Page:

Instrument: [D215291490](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SYCAMORE TRACE INVESTORS LP	5/18/2007	D207287809	0000000	0000000
WARREN RUTH M	2/1/1996	00122480002367	0012248	0002367
2920 CO	11/1/1994	00117900002047	0011790	0002047
RTC CITIZENS TEXAS SAVINGS	1/1/1994	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 ⁺
2025	\$0	\$21,144	\$21,144	\$21,144
2024	\$0	\$21,144	\$21,144	\$21,144
2023	\$0	\$21,144	\$21,144	\$21,144
2022	\$0	\$21,144	\$21,144	\$21,144
2021	\$0	\$21,144	\$21,144	\$21,144
2020	\$0	\$21,144	\$21,144	\$21,144

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.