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Address: [8301 MONTERRA BLVD](#)
City: FORT WORTH
Georeference: 26427F-1-1
Subdivision: MONTERRA BY HILLWOOD
Neighborhood Code: APT-Heritage Trace

Latitude: 32.8942361989
Longitude: -97.312955159
TAD Map: 2054-444
MAPSCO: TAR-035G



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

PROPERTY DATA

Legal Description: MONTERRA BY HILLWOOD
Block 1 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: BC

Year Built: 2007

Personal Property Account: [14283323](#)

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$17,215,851

Protest Deadline Date: 5/31/2024

Site Number: 80871128
Site Name: Monterra Village
Site Class: APTIndMtr - Apartment-Individual Meter
Parcels: 4
Primary Building Name: MONTERRA PHASE I / 41264762
Primary Building Type: Multi-Family
Gross Building Area⁺⁺⁺: 103,806
Net Leasable Area⁺⁺⁺: 85,303
Percent Complete: 100%
Land Sqft^{*}: 372,089
Land Acres^{*}: 8.5420
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:
HILLWOOD MONTERRA LP
Primary Owner Address:
9800 HILLWOOD PKWY STE 300
FORT WORTH, TX 76177

Deed Date: 6/24/2020
Deed Volume:
Deed Page:
Instrument: REF80871128

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILLWOOD MONTERRA LP	1/1/2007	0000000000000000	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	\$16,173,999	\$1,041,852	\$17,215,851	\$17,215,851
2024	\$13,816,708	\$1,041,852	\$14,858,560	\$14,858,560
2023	\$13,533,388	\$1,041,852	\$14,575,240	\$14,575,240
2022	\$12,961,370	\$1,041,852	\$14,003,222	\$14,003,222
2021	\$11,536,642	\$1,041,852	\$12,578,494	\$12,578,494
2020	\$11,069,217	\$1,041,852	\$12,111,069	\$12,111,069

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.