



Address: [569 CARROLL ST](#)
City: FORT WORTH
Georeference: 26472-1-3R
Subdivision: MONTGOMERY PLAZA ADDITION
Neighborhood Code: RET-7th Street

Latitude: 32.7538392589
Longitude: -97.3519844773
TAD Map: 2042-392
MAPSCO: TAR-062X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MONTGOMERY PLAZA
ADDITION Block 1 Lot 3R

Jurisdictions:

CITY OF FORT WORTH (026)
Site Number: 80873082
TARRANT COUNTY (220)
Site Name: MONTGOMERY PLAZA
TARRANT REGIONAL WATER DISTRICT (223)
Site Class: RETRegional - Retail-Regional/Power Center
TARRANT COUNTY HOSPITAL (224)

Parcels: 7
TARRANT COUNTY COLLEGE (225)
Formal Building Name: MONTGOMERY PLAZA RETAIL:- FIRST FLOOR RETAIL ONLY / 41265033

State Code: TX
Building Type: Commercial

Year Built: 1998
Gross Building Area +++: 58,976

Personal Property Area +++: 5,705

Agent: BRUSNAK, TURNER & FINE LLP (11115)
Percent Complete: 100%

Land Sqft *: 234,871

Land Acres *: 5.3918

Pool: N

Notice Sent Date: 4/15/2025

Notice Value: \$12,299,382

Protest Deadline Date: 5/31/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

RIOKIM MONTGOMERY LP

Primary Owner Address:

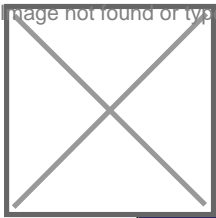
500 N BROADWAY STE 201
JERICHO, NY 11753

Deed Date: 6/6/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212136622](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIMCO MONTGOMERY PLAZA LP	1/1/2008	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	\$8,071,704	\$4,227,678	\$12,299,382	\$12,299,382
2024	\$6,741,210	\$4,227,678	\$10,968,888	\$10,968,888
2023	\$6,589,125	\$4,227,678	\$10,816,803	\$10,816,803
2022	\$6,291,543	\$4,227,678	\$10,519,221	\$10,519,221
2021	\$6,114,677	\$4,227,678	\$10,342,355	\$10,342,355
2020	\$6,553,827	\$4,227,678	\$10,781,505	\$10,781,505

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.