



**Address:** [1301 THROCKMORTON ST UNIT 2206](#)  
**City:** FORT WORTH  
**Georeference:** 41782C---09  
**Subdivision:** 1301 THROCKMORTON RESIDENCES  
**Neighborhood Code:** U4001A

**Latitude:** 32.748287009  
**Longitude:** -97.3285350169  
**TAD Map:** 2048-392  
**MAPSCO:** TAR-077A



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** 1301 THROCKMORTON  
RESIDENCES Lot 2206 & .526% OF COMMON  
AREA IMP ONLY

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CFW PID #1 - DOWNTOWN (601)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436) **Pool:** N

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

**Notice Value:** \$411,311

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41389743  
**Site Name:** 1301 THROCKMORTON RESIDENCES-2206-80  
**Site Class:** A3 - Residential - Urban Condominium  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 785  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 0.0000

<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**

**Current Owner:**

PHILLIPS JOY

**Primary Owner Address:**

1301 THROCKMORTON ST UNIT 2206  
FORT WORTH, TX 76102

**Deed Date:** 8/23/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224150949](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUTCHINGS PHILLIP;HUTCHINGS TAMA SHAW	1/26/2012	<a href="#">D212023725</a>	0000000	0000000
OMNI FORT WORTH PARTNERSHIP 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 <sup>+</sup>
2025	\$351,311	\$60,000	\$411,311	\$411,311
2024	\$351,311	\$60,000	\$411,311	\$411,311
2023	\$375,000	\$35,000	\$410,000	\$410,000
2022	\$359,654	\$35,000	\$394,654	\$394,654
2021	\$332,000	\$35,000	\$367,000	\$367,000
2020	\$367,000	\$0	\$367,000	\$367,000

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.