



**Address:** [1301 THROCKMORTON ST UNIT 2705](#)  
**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 2705 & 1.037% 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:** None

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

**Site Number:** 41390040

**Site Name:** 1301 THROCKMORTON RESIDENCES-2705-80

**Site Class:** A3 - Residential - Urban Condominium

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,546

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**Pool:** N

<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:**

SHUMATE ERVIN H III  
SHUMATE KATHLEEN MCGINTY

**Primary Owner Address:**

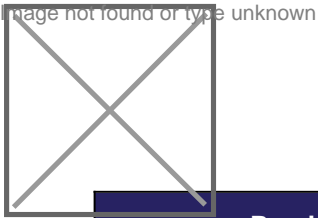
1301 THROCKMORTON ST #2705  
FORT WORTH, TX 76102

**Deed Date:** 6/9/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220135274](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOWDON MEGAN R	2/18/2015	<a href="#">D215034980</a>		
OMNI FORT WORTH PARTNERSHIP LP	1/1/2008	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 <sup>+</sup>
2025	\$692,341	\$60,000	\$752,341	\$752,341
2024	\$692,341	\$60,000	\$752,341	\$752,341
2023	\$786,186	\$35,000	\$821,186	\$817,694
2022	\$709,459	\$35,000	\$744,459	\$743,358
2021	\$640,780	\$35,000	\$675,780	\$675,780
2020	\$642,354	\$35,000	\$677,354	\$677,354

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

- HOMESTEAD GENERAL 11.13(b)

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.