



**Address:** [2401 W 7TH ST](#)  
**City:** FORT WORTH  
**Georeference:** 36954J-1-1R  
**Subdivision:** S O 7 ADDITION  
**Neighborhood Code:** APT-7TH Street

**Latitude:** 32.7501182389  
**Longitude:** -97.3518636884  
**TAD Map:** 2042-392  
**MAPSCO:** TAR-076B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** S O 7 ADDITION Block 1 Lot 1R

**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:** 2008

**Personal Property Account:** Multi

**Agent:** RYAN LLC (00320)

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

**Notice Value:** \$87,712,701

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80877536

**Site Name:** PARKSIDE AT SO7

**Site Class:** APTIndMtr - Apartment-Individual Meter

**Parcels:** 1

**Primary Building Name:** RETAIL PH 1 / 41502701

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 788,621

**Net Leasable Area<sup>+++</sup>:** 630,120

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 278,348

**Land Acres<sup>\*</sup>:** 6.3899

**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:**

T PARKSIDE KTX TX LLC

T PARKSIDE SDL TX LLC

T PARKSIDE FHV TX LLC

**Primary Owner Address:**

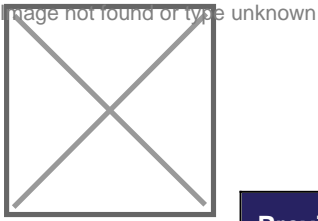
16600 DALLAS PKWY STE 300  
DALLAS, TX 75248

**Deed Date:** 9/1/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215209639](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SO7 NO 3 LTD	1/1/2010	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	\$76,578,781	\$11,133,920	\$87,712,701	\$87,712,701
2024	\$63,466,080	\$11,133,920	\$74,600,000	\$74,600,000
2023	\$55,866,080	\$11,133,920	\$67,000,000	\$67,000,000
2022	\$52,066,080	\$11,133,920	\$63,200,000	\$63,200,000
2021	\$51,616,080	\$11,133,920	\$62,750,000	\$62,750,000
2020	\$51,366,080	\$11,133,920	\$62,500,000	\$62,500,000

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.