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**Address:** [2726 MERCEDES AVE](#)  
**City:** FORT WORTH  
**Georeference:** 24060-17R-1R  
**Subdivision:** LINWOOD ADDITION  
**Neighborhood Code:** APT-7TH Street

**Latitude:** 32.7548498609  
**Longitude:** -97.3562596383  
**TAD Map:**  
**MAPSCO:** TAR-062X



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

## PROPERTY DATA

**Legal Description:** LINWOOD ADDITION Block 17R  
Lot 1R PER PLAT D214020464

**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:** 2014

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320)

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

**Notice Value:** \$77,863,737

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

**Site Number:** 141705491

**Site Name:** AVIATOR WEST 7TH

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

**Parcels:** 1

**Primary Building Name:** ELAN WEST 7TH/ 41705491

**Primary Building Type:** Multi-Family

**Gross Building Area<sup>+++</sup>:** 462,036

**Net Leasable Area<sup>+++</sup>:** 462,036

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 235,239

**Land Acres<sup>\*</sup>:** 5.4000

**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:**

AM INT WEST 7TH OWNER LLC

**Primary Owner Address:**

5404 WISCONSIN AVE STE 1150  
CHEVY CHASE, MD 20815

**Deed Date:** 2/24/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219033806](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ELAN WEST 7TH LP	1/1/2014	00000000000000	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	\$72,512,050	\$5,351,687	\$77,863,737	\$77,863,737
2024	\$65,448,313	\$5,351,687	\$70,800,000	\$70,800,000
2023	\$67,848,313	\$5,351,687	\$73,200,000	\$73,200,000
2022	\$63,848,313	\$5,351,687	\$69,200,000	\$69,200,000
2021	\$61,448,313	\$5,351,687	\$66,800,000	\$66,800,000
2020	\$61,448,313	\$5,351,687	\$66,800,000	\$66,800,000

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

- ABATEMENT 11.28

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.