



**Address:** [1200 E SEMINARY DR](#)  
**City:** FORT WORTH  
**Georeference:** 30690-A-1  
**Subdivision:** OAKRIDGE TERRACE  
**Neighborhood Code:** APT-Seminary

**Latitude:** 32.6837181204  
**Longitude:** -97.3116711438  
**TAD Map:** 2054-368  
**MAPSCO:** TAR-091L



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

## PROPERTY DATA

**Legal Description:** OAKRIDGE TERRACE Block A  
Lot 1 & 2

**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:** 1963

**Personal Property Account:** N/A

**Agent:** CANTRELL MCCULLOCH INC (00754)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 80156193

**Site Name:** SOUTHGATE MANOR

**Site Class:** APTLowInc - Apartment-Low Income/Govt Program

**Parcels:** 1

**Primary Building Name:** SOUTHGATE MANOR / 02037475

**Primary Building Type:** Multi-Family

**Gross Building Area<sup>+++</sup>:** 118,836

**Net Leasable Area<sup>+++</sup>:** 118,836

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 247,191

**Land Acres<sup>\*</sup>:** 5.6747

**Pool:** Y

<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:**

2023Q2 HIG LLC  
GRIT SPV 2023 SOLE LLC  
HIG SOUTHGATE TX SOLE LLC

**Deed Date:** 5/12/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223086378](#)

**Primary Owner Address:**

373 E 800  
OREM, UT 84097

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOUTHGATE MANOR LLC	10/1/2018	<a href="#">D218220362</a>		
1200 EAST SEMINARY INC	11/23/1993	00113470000237	0011347	0000237
NORTHERN LIFE INS CO	10/6/1992	00107990001192	0010799	0001192
SOUTH GATE MANOR APTS	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$13,783,770	\$370,786	\$14,154,556	\$14,154,556
2023	\$9,029,214	\$370,786	\$9,400,000	\$9,400,000
2022	\$9,029,214	\$370,786	\$9,400,000	\$9,400,000
2021	\$7,629,214	\$370,786	\$8,000,000	\$8,000,000
2020	\$7,029,214	\$370,786	\$7,400,000	\$7,400,000

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.