



**Address:** [1203 E PEACH ST](#)  
**City:** FORT WORTH  
**Georeference:** 36870-B-1  
**Subdivision:** RYAN, JAMES SUBDIVISION  
**Neighborhood Code:** OFC-Northwest Tarrant County

**Latitude:** 32.762959195  
**Longitude:** -97.3266490062  
**TAD Map:** 2048-396  
**MAPSCO:** TAR-063S



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

## PROPERTY DATA

**Legal Description:** RYAN, JAMES SUBDIVISION  
Block B Lot 1

**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:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

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

**Site Number:** 80874320

**Site Name:** VACANT LAND - COMMERCIAL

**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 3

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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

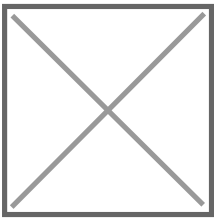
**Current Owner:**  
BREWER & HALE LLC  
**Primary Owner Address:**  
101 W GLADE RD STE 109  
EULESS, TX 76039

**Deed Date:** 12/30/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221380078](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINITY BLUFF DEVELOPMENT LTD	12/31/2008	<a href="#">D214214334</a>		
TESTAROSSA II LTD	11/30/2007	<a href="#">D207435185</a>	0000000	0000000
CISNEROS DANIEL	5/9/2006	<a href="#">D206153201</a>	0000000	0000000
SPECIAL JOHN	4/28/2005	<a href="#">D205120820</a>	0000000	0000000
CARTER J DON	4/26/2005	<a href="#">D205118453</a>	0000000	0000000
GARNER WILLIAM ANTHONY	11/2/2004	<a href="#">D205008901</a>	0000000	0000000
CARTER J DON	8/28/2000	<a href="#">D204077088</a>	0000000	0000000
DE LA ROSA CONNIE;DE LA ROSA FERNANDO	8/27/1981	00071740000414	0007174	0000414
GONZALES RAMONA R	9/28/1979	00071740000412	0007174	0000412
MOATES & GRAHAM	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	\$0	\$20,000	\$20,000	\$20,000
2023	\$0	\$25,000	\$25,000	\$25,000
2022	\$0	\$25,000	\$25,000	\$25,000
2021	\$0	\$25,000	\$25,000	\$25,000
2020	\$0	\$25,000	\$25,000	\$25,000

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

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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.