



Address: [1229 7TH AVE](#)
City: FORT WORTH
Georeference: 37810-2-4
Subdivision: SEIDELLS, E F SUBD
Neighborhood Code: Food Service General

Latitude: 32.7308148875
Longitude: -97.3417410347
TAD Map: 2048-384
MAPSCO: TAR-076L



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

PROPERTY DATA

Legal Description: SEIDELLS, E F SUBD Block 2
Lot 4

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: F1

Year Built: 1926

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00944)

Protest Deadline Date: 5/15/2025

Site Number: 80194443

Site Name: MAGNOLIA TREE TAVERN

Site Class: FSBar - Food Service-Bar/Tavern

Parcels: 2

Primary Building Name: MAGNOLIA TREE TAVERN / 02697556

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,512

Net Leasable Area⁺⁺⁺: 2,476

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:
CLAYTON FAMILY INVESTMENTS LLC
Primary Owner Address:
2200 W 7TH ST STE 200
FORT WORTH, TX 76107-2387

Deed Date: 7/22/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211197603](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MITCHELL DWIGHT J;MITCHELL LORE A	11/21/2007	D207419552	0000000	0000000
SCHAFFER RICHARD C	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$56,223	\$200,000	\$256,223	\$256,223
2023	\$13,520	\$200,000	\$213,520	\$213,520
2022	\$1,000	\$200,000	\$201,000	\$201,000
2021	\$1,000	\$200,000	\$201,000	\$201,000
2020	\$1,000	\$200,000	\$201,000	\$201,000

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.