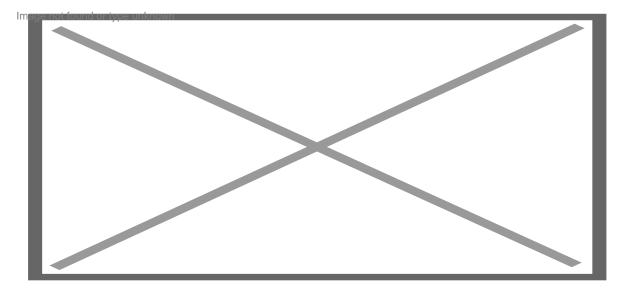


Tarrant Appraisal District Property Information | PDF Account Number: 02697556

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



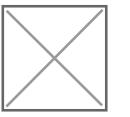


This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SEIDELLS, E F SUBD Block 2 Lot 4					
Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTR TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905)	Site Number: 80194443 Site Name: MAGNOLIA TREE TAVERN ICT (223) Site Class: FSBar - Food Service-Bar/Tavern Parcels: 2 Primary Building Name: MAGNOLIA TREE TAVERN / 02697556				
State Code: F1	Primary Building Type: Commercial				
Year Built: 1926	Gross Building Area ⁺⁺⁺ : 2,512				
Personal Property Account: N/A	Net Leasable Area ⁺⁺⁺ : 2,476				
Agent: SOUTHLAND PROPERTY TAX CREVES (1009/44)					
Protest Deadline Date: 5/15/2025	Land Sqft [*] : 5,000				
+++ Rounded.	Land Acres [*] : 0.1147				
* This represents one of a hierarchy of possible values ranked in the following order: Recorded,	Pool: N				

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	000000	0000000
SCHAFFER RICHARD C	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

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.