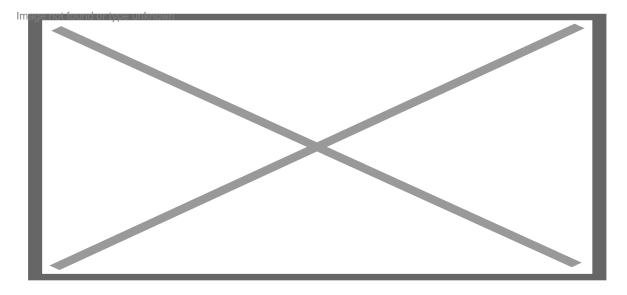


# Tarrant Appraisal District Property Information | PDF Account Number: 02697556

## 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



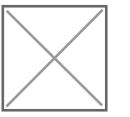


This map, content, and location of property is provided by Google Services.

### **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 <sup>+++</sup> : 2,512				
Personal Property Account: N/A	Net Leasable Area <sup>+++</sup> : 2,476				
Agent: SOUTHLAND PROPERTY TAX CREVES (1009/44)					
Protest Deadline Date: 5/15/2025	Land Sqft <sup>*</sup> : 5,000				
+++ Rounded.	Land Acres <sup>*</sup> : 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.