



Address: [1412 W MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 37810-3-7-31
Subdivision: SEIDELLS, E F SUBD
Neighborhood Code: OFC-South Tarrant County

Latitude: 32.7308906243
Longitude: -97.3409675826
TAD Map: 2048-384
MAPSCO: TAR-076M



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

PROPERTY DATA

Legal Description: SEIDELLS, E F SUBD Block 3
Lot 7 W 1/2 LOT 7 & 8

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: 1930

Personal Property Account: Multi

Agent: TARRANT PROPERTY TAX SERVICE (00065)

Protest Deadline Date: 5/15/2025

Site Number: 80194621

Site Name: 1412 W MAGNOLIA

Site Class: OFCLowRise - Office-Low Rise

Parcels: 1

Primary Building Name: 1412 W MAGNOLIA / 02697777

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 12,700

Net Leasable Area⁺⁺⁺: 12,700

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:

BERKELEY INVESTMENTS LTD

Primary Owner Address:

1412 W MAGNOLIA AVE STE 100
FORT WORTH, TX 76104

Deed Date: 1/8/2016

Deed Volume:

Deed Page:

Instrument: [D216004599](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MITCHELL DWIGHT J;MITCHELL LORE A	8/20/2004	D204267117	0000000	0000000
DAVIES BETTY C TR	2/21/2002	00155160000202	0015516	0000202
DAVIES JAMES B JR	9/16/1983	00075900000259	0007590	0000259
BROWN & DAVIES JR	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	\$1,150,000	\$200,000	\$1,350,000	\$1,350,000
2023	\$1,387,725	\$200,000	\$1,587,725	\$1,587,725
2022	\$1,387,725	\$200,000	\$1,587,725	\$1,587,725
2021	\$1,387,725	\$200,000	\$1,587,725	\$1,587,725
2020	\$1,387,725	\$200,000	\$1,587,725	\$1,587,725

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.