

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02697777

Address: 1412 W MAGNOLIA AVE

City: FORT WORTH

Georeference: 37810-3-7-31

Subdivision: SEIDELLS, E F SUBD

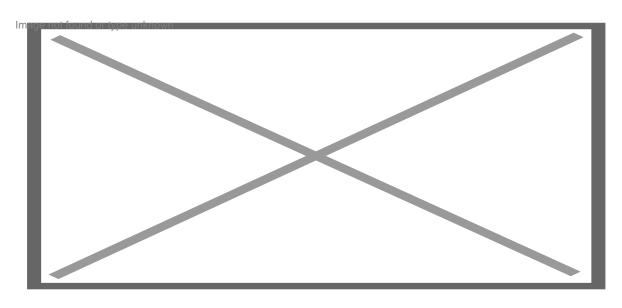
Neighborhood Code: OFC-South Tarrant County

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) Site Number: 80194621

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223) Site Name: 1412 W MAGNOLIA

Site Class: OFCLowRise - Office-Low Rise TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Primary Building Name: 1412 W MAGNOLIA / 02697777

State Code: F1 Primary Building Type: Commercial Year Built: 1930 Gross Building Area+++: 12,700 Personal Property Account: Multi Net Leasable Area+++: 12,700

Agent: TARRANT PROPERTY TAX SERVICE (09065ent Complete: 100%

**Protest Deadline Date: 5/15/2025** Land Sqft\*: 5,000 Land Acres\*: 0.1147

\* This represents one of a hierarchy of possible values ranked Pool: N

in the following order: Recorded, Computed, System,

Calculated.

03-20-2025 Page 1



## **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.

## **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.

03-20-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.