



**Address:** [1200 6TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37810-3-13R  
**Subdivision:** SEIDEL'S, E F SUBD  
**Neighborhood Code:** Mixed Use General

**Latitude:** 32.7315447299  
**Longitude:** -97.3405146261  
**TAD Map:** 2048-384  
**MAPSCO:** TAR-076M



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

## PROPERTY DATA

**Legal Description:** SEIDEL'S, E F SUBD Block 3 Lot 13R

**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:** 2021

**Personal Property Account:** N/A

**Agent:** OUTSOURCING SOLUTIONS GROUP LLC (00749)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800018635

**Site Name:** PS1200

**Site Class:** MixedComm - Mixed Use-Commercial

**Parcels:** 1

**Primary Building Name:** OFFICES / 42220481

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 20,120

**Net Leasable Area<sup>+++</sup>:** 20,120

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,575

**Land Acres<sup>\*</sup>:** 0.4953

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## OWNER INFORMATION

**Current Owner:**  
SERIES B OF 5454 CAPITAL LLC  
**Primary Owner Address:**  
5454 LA SIERRA DR STE 200  
DALLAS, TX 75231

**Deed Date:** 7/12/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217171962](#)

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$4,144,893	\$647,250	\$4,792,143	\$4,792,143
2023	\$3,540,415	\$647,250	\$4,187,665	\$4,187,665
2022	\$1,349,900	\$647,250	\$1,997,150	\$1,997,150
2021	\$0	\$582,525	\$582,525	\$582,525
2020	\$0	\$582,525	\$582,525	\$582,525

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.