



Address: [1200 W RISINGER RD](#)
City: FORT WORTH
Georeference: 550-1-1
Subdivision: AMC SUBDIVISION
Neighborhood Code: WH-South Tarrant County General

Latitude: 32.6154949389
Longitude: -97.3359378426
TAD Map: 2048-344
MAPSCO: TAR-104V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: AMC SUBDIVISION Block 1 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: F1

Year Built: 1972

Personal Property Account: [14871454](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$5,994,675

Protest Deadline Date: 5/31/2024

Site Number: 80868068
Site Name: SCS FRIGETTE VACANT
Site Class: WHStorage - Warehouse-Storage
Parcels: 1
Primary Building Name: VACANT / 00036390
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 186,750
Net Leasable Area⁺⁺⁺: 186,750
Percent Complete: 100%
Land Sqft^{*}: 400,752
Land Acres^{*}: 9.2000
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:

1200 RISINGER LLC

Primary Owner Address:

3112 E LAS HERMANAS ST
RANCHO DOMINGUEZ, CA 90221

Deed Date: 4/13/2021

Deed Volume:

Deed Page:

Instrument: [D221102516](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STREET ENERGY PARTNERS LP	7/3/2012	D212165321	0000000	0000000
HICKMAN WILMA JO	7/2/2012	D212165320	0000000	0000000
HICKMAN HOLT;HICKMAN JO CO-TR	12/31/2011	D212008043	0000000	0000000
HICKMAN WILMA JOE	12/14/2011	D211314489	0000000	0000000
HICKMAN HOLT EST	3/9/1990	00098650000826	0009865	0000826
FRIGETTE CORP	12/31/1900	000000000000000	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	\$4,792,419	\$1,202,256	\$5,994,675	\$5,154,300
2024	\$3,092,994	\$1,202,256	\$4,295,250	\$4,295,250
2023	\$3,661,061	\$400,752	\$4,061,813	\$4,061,813
2022	\$3,427,623	\$400,752	\$3,828,375	\$3,828,375
2021	\$3,194,186	\$400,752	\$3,594,938	\$3,594,938
2020	\$3,099,248	\$400,752	\$3,500,000	\$3,500,000

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.