



Address: [1212 W LANCASTER AVE](#)
City: FORT WORTH
Georeference: 21640-21-12
Subdivision: JENNINGS WEST ADDITION
Neighborhood Code: Hospitals General

Latitude: 32.7472960017
Longitude: -97.3395206478
TAD Map: 2048-392
MAPSCO: TAR-076D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: JENNINGS WEST ADDITION
Block 21 Lot 12

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)

Site Number: 80115748
Site Name: HEALTHSOUTH REHAB CENTER
Site Class: HPRehabPsych - Hospital-Psychiatric/Rehab Facility
Parcels: 4
Primary Building Name: HOSPITAL / 01456369
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 89,632
Net Leasable Area⁺⁺⁺: 89,632
Percent Complete: 100%
Land Sqft^{*}: 65,126
Land Acres^{*}: 1.4950
Pool: N

State Code: F1
Year Built: 1910
Personal Property Account: N/A
Agent: OCONNOR & ASSOCIATES (00430)
Notice Sent Date: 4/15/2025
Notice Value: \$3,293,476
Protest Deadline Date: 6/17/2024

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
SBAB REALTY LLC
Primary Owner Address:
1750 REGAL ROW STE 180
ATTN MR SULEMAN BHIMANI
DALLAS, TX 75235

Deed Date: 3/26/2021
Deed Volume:
Deed Page:
Instrument: [D221086112](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEALTHSOUTH TEXAS REAL EST LLC	1/1/2014	D214001739	0000000	0000000
HEALTHSOUTH REHAB CORP	8/8/1989	00096670002251	0009667	0002251
COOK-F W CHILDRENS' MED CENTR	11/28/1986	00087670001504	0008767	0001504
W I COOK MEMORIAL TRUST	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	\$362,806	\$2,930,670	\$3,293,476	\$3,293,476
2024	\$362,984	\$2,930,670	\$3,293,654	\$3,293,654
2023	\$362,984	\$2,930,670	\$3,293,654	\$3,293,654
2022	\$269,330	\$2,930,670	\$3,200,000	\$3,200,000
2021	\$357,611	\$3,223,737	\$3,581,348	\$3,581,348
2020	\$4,577,636	\$3,223,737	\$7,801,373	\$7,801,373

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.