



Address: [1212 W LANCASTER AVE](#)
City: FORT WORTH
Georeference: 21640-22-A
Subdivision: JENNINGS WEST ADDITION
Neighborhood Code: Hospitals General

Latitude: 32.7480286225
Longitude: -97.339518828
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 22 Lot A

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⁺⁺⁺: 8,838

Net Leasable Area⁺⁺⁺: 8,838

Percent Complete: 100%

Land Sqft^{*}: 41,500

Land Acres^{*}: 0.9527

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: \$2,258,253

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	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	\$390,753	\$1,867,500	\$2,258,253	\$2,258,253
2024	\$390,931	\$1,867,500	\$2,258,431	\$2,258,431
2023	\$390,931	\$1,867,500	\$2,258,431	\$2,258,431
2022	\$332,500	\$1,867,500	\$2,200,000	\$2,200,000
2021	\$393,081	\$2,054,250	\$2,447,331	\$2,447,331
2020	\$384,025	\$2,054,250	\$2,438,275	\$2,438,275

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.