



**Address:** [1201 TEXAS ST](#)  
**City:** FORT WORTH  
**Georeference:** 21640-22-2-30  
**Subdivision:** JENNINGS WEST ADDITION  
**Neighborhood Code:** Hospitals General

**Latitude:** 32.7483939038  
**Longitude:** -97.3395171863  
**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 2 & S 1/2 ALLEY

**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<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,800  
**Land Acres<sup>\*</sup>:** 0.3168  
**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:** \$640,533  
**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	<a href="#">D214001739</a>	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 <sup>+</sup>
2025	\$19,533	\$621,000	\$640,533	\$640,533
2024	\$19,418	\$621,000	\$640,418	\$640,418
2023	\$36,790	\$621,000	\$657,790	\$657,790
2022	\$39,860	\$610,140	\$650,000	\$650,000
2021	\$42,010	\$683,100	\$725,110	\$725,110
2020	\$41,971	\$683,100	\$725,071	\$725,071

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.