



Address: [1312 S LAKE ST](#)
City: FORT WORTH
Georeference: 21887-1-4
Subdivision: JOHNSON SUBDIVISION
Neighborhood Code: Food Service General

Latitude: 32.730065578
Longitude: -97.339650382
TAD Map: 2048-384
MAPSCO: TAR-076M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: JOHNSON SUBDIVISION Block
1 Lot 4

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: 1943

Personal Property Account: N/A

Agent: BETTENCOURT TAX ADVISORS LLC (0962)

Notice Sent Date: 5/1/2025

Notice Value: \$251,000

Protest Deadline Date: 5/31/2024

Site Number: 80116531
Site Name: Pie Tap / Effin Egg
Site Class: FSRest - Food Service-Full Service Restaurant
Parcels: 3
Primary Building Name: Pie Tap / Effin Egg / 01461966
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 100%
Land Sqft^{*}: 5,000
Land Acres^{*}: 0.1147
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:
MAGNOLIA CLAY LTD
Primary Owner Address:
5151 SAN FELIPE STE 1410
HOUSTON, TX 77056

Deed Date: 6/9/2017
Deed Volume:
Deed Page:
Instrument: [D217132380](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1305 MAGNOLIA FW INVESTORS LLC	3/15/2016	D216054479		
FREEBORG LLC	11/18/2005	D205359981	0000000	0000000
MAGNOLIA PLACE JV	1/3/1986	00084150001565	0008415	0001565
LARRY T VAUGHN	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	\$1,000	\$250,000	\$251,000	\$241,200
2024	\$1,000	\$200,000	\$201,000	\$201,000
2023	\$1,000	\$179,000	\$180,000	\$180,000
2022	\$1,000	\$179,000	\$180,000	\$180,000
2021	\$1,000	\$179,000	\$180,000	\$180,000
2020	\$1,000	\$179,000	\$180,000	\$180,000

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.