



Address: [1263 W MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 22710-B-15
Subdivision: KING SUB/FIELD WELCH
Neighborhood Code: Food Service General

Latitude: 32.7303901495
Longitude: -97.3391651114
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: KING SUB/FIELD WELCH Block
B Lot 15 & 16

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: 1950
Personal Property Account: [11187506](#)

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00000)
Notice Sent Date: 5/1/2025
Notice Value: \$501,000
Protest Deadline Date: 5/31/2024

Site Number: 80119751
Site Name: INTERNET CHAT ROOM
Site Class: InterimUseComm - Interim Use-Commercial
Parcels: 1
Primary Building Name: INTERNET CHAT ROOM / 01504258
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 1,536
Net Leasable Area⁺⁺⁺: 1,536
Percent Complete: 100%
Land Sqft^{*}: 10,000
Land Acres^{*}: 0.2295
Pool: N

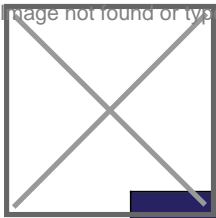
+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
UNITED LAND HOLDINGS LTD

Primary Owner Address:
6400 HARTMAN RD
FOREST HILL, TX 76119

Deed Date: 5/31/2005
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D205183846](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS INVESTMENT CO INC	12/20/1985	00084050000997	0008405	0000997
FOX BENNIE EST	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	\$1,000	\$500,000	\$501,000	\$481,200
2024	\$1,000	\$400,000	\$401,000	\$401,000
2023	\$1,000	\$400,000	\$401,000	\$401,000
2022	\$1,000	\$400,000	\$401,000	\$401,000
2021	\$1,000	\$400,000	\$401,000	\$401,000
2020	\$1,000	\$400,000	\$401,000	\$401,000

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.