



**Address:** [200 W MAGNOLIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 26510-4-9  
**Subdivision:** MOODIE & EVANS #1 SUBDIVISION  
**Neighborhood Code:** MED-Historic Fort Worth Hospital District

**Latitude:** 32.7309442406  
**Longitude:** -97.327675211  
**TAD Map:** 2048-384  
**MAPSCO:** TAR-077J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MOODIE & EVANS #1  
SUBDIVISION Block 4 Lot 9 THRU 14

**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:** 80136435

**Site Name:** ACCLAIM LEGACY CLINIC

**Site Class:** ExCommOther - Exempt-Commercial Other

**Parcels:** 1

**Primary Building Name:** ACCLAIM LEGACY CLINIC / 01805142

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 12,825

**Net Leasable Area<sup>+++</sup>:** 12,825

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 30,000

**Land Acres<sup>\*</sup>:** 0.6887

**Pool:** N

**State Code:** F1

**Year Built:** 1984

**Personal Property Account:** [11979860](#)

**Agent:** None

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

TARRANT COUNTY HOSPITAL DISTRICT

**Primary Owner Address:**

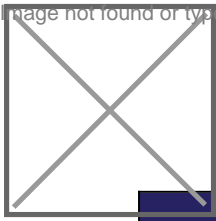
1500 S MAIN ST  
FORT WORTH, TX 76104-4917

**Deed Date:** 10/22/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218236671](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WESTMONT PROPERTIES LLC	3/27/2006	<a href="#">D206089734</a>	0000000	0000000
INNOVATIVE MEDISUITES LLC	11/13/1998	00135380000411	0013538	0000411
MAGNOLIA MEDICAL CENTER	7/12/1983	00075550002215	0007555	0002215
WEBERS	12/31/1900	00000000000000	0000000	0000000
MITCHELL STENZLER	12/30/1900	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	\$1,133,420	\$900,000	\$2,033,420	\$2,033,420
2024	\$1,193,792	\$900,000	\$2,093,792	\$2,093,792
2023	\$1,228,149	\$900,000	\$2,128,149	\$2,128,149
2022	\$1,107,041	\$900,000	\$2,007,041	\$2,007,041
2021	\$1,054,338	\$900,000	\$1,954,338	\$1,954,338
2020	\$1,102,024	\$900,000	\$2,002,024	\$2,002,024

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

- PUBLIC PROPERTY 11.11

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.