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Address: [1023 LIPSCOMB ST](#)
City: FORT WORTH
Georeference: 31675-4-A10
Subdivision: PARK SUBDIVISION
Neighborhood Code: Mixed Use General

Latitude: 32.7335808378
Longitude: -97.3330475831
TAD Map: 2048-388
MAPSCO: TAR-076M



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

PROPERTY DATA

Legal Description: PARK SUBDIVISION Block 4 Lot
A10 THRU A12

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 (900)

Site Number: 80158102
Site Name: MEDICAL ASSOCIATES OF FORT WORTH
Site Class: MixedComm - Mixed Use-Commercial
Parcels: 1
Primary Building Name: MEDICAL ASSOCIATES OF FORT WORTH / 02117614

State Code: F1 **Primary Building Type:** Commercial

Year Built: 2021 **Gross Building Area**+++ : 14,820

Personal Property Account: N/A **Net Leasable Area**+++ : 14,820

Agent: RESOLUTE PROPERTY TAX SOLUTIONS (00988)
Percent Complete: 100%

Notice Sent Date: **Land Sqft** * : 15,276

5/1/2025 **Land Acres** * : 0.3530

Notice Value: **Pool:** N
\$4,675,429

Protest Deadline Date:
5/31/2024

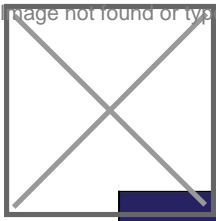
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
MANTCARE HOLDINGS LLC
Primary Owner Address:
PO BOX 271600
FLOWER MOUND, TX 75027

Deed Date: 2/26/2018
Deed Volume:
Deed Page:
Instrument: [D218042770](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LU WENDY	12/5/2013	D213310535	0000000	0000000
NGUYEN LE;NGUYEN NINA PHAM	2/16/1999	00136700000039	0013670	0000039
HENDERSON DENTAL LABS INC	11/22/1991	00105110000239	0010511	0000239
H W H RENTAL	5/20/1985	00081880000833	0008188	0000833
TRUETT ALBERT GEO	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	\$3,988,009	\$687,420	\$4,675,429	\$4,675,429
2024	\$3,989,720	\$458,280	\$4,448,000	\$4,448,000
2023	\$4,377,905	\$458,280	\$4,836,185	\$4,836,185
2022	\$4,377,905	\$458,280	\$4,836,185	\$4,836,185
2021	\$0	\$155,250	\$155,250	\$155,250
2020	\$0	\$155,250	\$155,250	\$155,250

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.