



Address: [1203 E PEACH ST](#)
City: FORT WORTH
Georeference: 36870-B-1
Subdivision: RYAN, JAMES SUBDIVISION
Neighborhood Code: OFC-Central Business District

Latitude: 32.762959195
Longitude: -97.3266490062
TAD Map: 2048-396
MAPSCO: TAR-063S



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

PROPERTY DATA

Legal Description: RYAN, JAMES SUBDIVISION
Block B Lot 1

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: C1C

Year Built: 0

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$25,000

Protest Deadline Date: 5/31/2024

Site Number: 80874320
Site Name: VACANT LAND - COMMERCIAL
Site Class: LandVacantComm - Vacant Land -Commercial
Parcels: 3
Primary Building Name:
Primary Building Type:
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 0%
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:
BREWER & HALE LLC
Primary Owner Address:
101 W GLADE RD STE 109
EULESS, TX 76039

Deed Date: 12/30/2021
Deed Volume:
Deed Page:
Instrument: [D221380078](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINITY BLUFF DEVELOPMENT LTD	12/31/2008	D214214334		
TESTAROSSA II LTD	11/30/2007	D207435185	0000000	0000000
CISNEROS DANIEL	5/9/2006	D206153201	0000000	0000000
SPECIAL JOHN	4/28/2005	D205120820	0000000	0000000
CARTER J DON	4/26/2005	D205118453	0000000	0000000
GARNER WILLIAM ANTHONY	11/2/2004	D205008901	0000000	0000000
CARTER J DON	8/28/2000	D204077088	0000000	0000000
DE LA ROSA CONNIE;DE LA ROSA FERNANDO	8/27/1981	00071740000414	0007174	0000414
GONZALES RAMONA R	9/28/1979	00071740000412	0007174	0000412
MOATES & GRAHAM	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	\$0	\$25,000	\$25,000	\$24,000
2024	\$0	\$20,000	\$20,000	\$20,000
2023	\$0	\$25,000	\$25,000	\$25,000
2022	\$0	\$25,000	\$25,000	\$25,000
2021	\$0	\$25,000	\$25,000	\$25,000
2020	\$0	\$25,000	\$25,000	\$25,000

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

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Tarrant Appraisal District Property Information | PDF

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.