



Address: [1205 E PEACH ST](#)
City: FORT WORTH
Georeference: 36870-B-2
Subdivision: RYAN, JAMES SUBDIVISION
Neighborhood Code: OFC-Central Business District

Latitude: 32.7630308174
Longitude: -97.3265064022
TAD Map: 2048-396
MAPSCO: TAR-063S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN, JAMES SUBDIVISION
Block B Lot 2

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

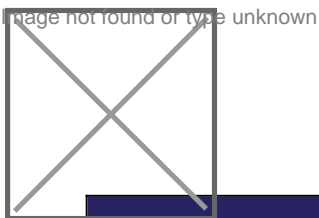
+++ Rounded.

* 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 | 12/6/2007 | D207435186 | 0000000 | 0000000 |
| CISNEROS DANIEL | 2/2/2007 | D207050565 | 0000000 | 0000000 |
| SPECIAL JOHN | 6/8/2006 | D206187576 | 0000000 | 0000000 |
| SELLERS TRAVIS WAYNE ETAL | 12/2/2000 | D207050557 | 0000000 | 0000000 |
| SELLERS MAY WARDELL;SELLERS TRAVIS | 12/31/1900 | D180025430 | 0006930 | 0001909 |

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

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.