



Address: [1227 7TH AVE](#)
City: FORT WORTH
Georeference: 37810-2-3
Subdivision: SEIDELLS, E F SUBD
Neighborhood Code: Food Service General

Latitude: 32.7309609057
Longitude: -97.3417391303
TAD Map: 2048-384
MAPSCO: TAR-076L



Google Map or type unknown

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

PROPERTY DATA

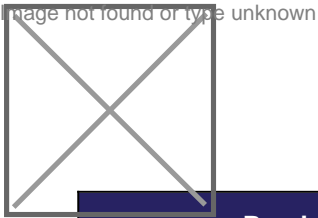
Legal Description: SEIDELLS, E F SUBD Block 2
Lot 3

Jurisdictions:	Site Number: 80194443
CITY OF FORT WORTH (026)	Site Name: MAGNOLIA TREE TAVERN
TARRANT COUNTY (220)	Site Class: FSBar - Food Service-Bar/Tavern
TARRANT REGIONAL WATER DISTRICT (223)	Parcels: 2
TARRANT COUNTY HOSPITAL (224)	Primary Building Name: MAGNOLIA TREE TAVERN / 02697556
TARRANT COUNTY COLLEGE (225)	Primary Building Type: Commercial
FORT WORTH ISD (905)	Gross Building Area⁺⁺⁺: 0
State Code: F1	Net Leasable Area⁺⁺⁺: 0
Year Built: 1926	Percent Complete: 100%
Personal Property Account: N/A	Land Sqft[*]: 5,000
Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00944)	Land Acres[*]: 0.1147
Notice Sent Date: 5/1/2025	Pool: N
Notice Value: \$250,000	
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: CLAYTON FAMILY INVESTMENTS LLC	Deed Date: 7/22/2011
Primary Owner Address: 2200 W 7TH ST STE 200 FORT WORTH, TX 76107-2387	Deed Volume: 00000000
	Deed Page: 00000000
	Instrument: D211197603



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MITCHELL DWIGHT J;MITCHELL LORE A	11/21/2007	D207419552	0000000	0000000
SCHAFER RICHARD C	12/31/1900	0000000000000000	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	\$250,000	\$250,000	\$240,000
2024	\$0	\$200,000	\$200,000	\$200,000
2023	\$0	\$200,000	\$200,000	\$200,000
2022	\$0	\$200,000	\$200,000	\$200,000
2021	\$0	\$200,000	\$200,000	\$200,000
2020	\$0	\$200,000	\$200,000	\$200,000

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.