



**Address:** [1229 7TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37810-2-4  
**Subdivision:** SEIDELLS, E F SUBD  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7308148875  
**Longitude:** -97.3417410347  
**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 4

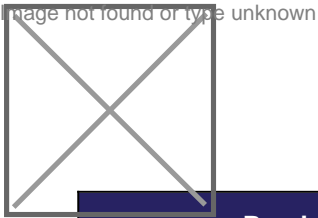
<b>Jurisdictions:</b> CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905)	<b>Site Number:</b> 80194443 <b>Site Name:</b> MAGNOLIA TREE TAVERN <b>Site Class:</b> FSBar - Food Service-Bar/Tavern <b>Parcels:</b> 2 <b>Primary Building Name:</b> MAGNOLIA TREE TAVERN / 02697556 <b>Primary Building Type:</b> Commercial <b>Gross Building Area+++:</b> 2,512 <b>Net Leasable Area+++:</b> 2,476 <b>Percent Complete:</b> 100% <b>Land Sqft*:</b> 5,000 <b>Land Acres*:</b> 0.1147 <b>Pool:</b> N
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**State Code:** F1  
**Year Built:** 1926  
**Personal Property Account:** N/A  
**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00944)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$609,344  
**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**

<b>Current Owner:</b> CLAYTON FAMILY INVESTMENTS LLC <b>Primary Owner Address:</b> 2200 W 7TH ST STE 200 FORT WORTH, TX 76107-2387	<b>Deed Date:</b> 7/22/2011 <b>Deed Volume:</b> 0000000 <b>Deed Page:</b> 0000000 <b>Instrument:</b> <a href="#">D211197603</a>
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Previous Owners	Date	Instrument	Deed Volume	Deed Page
MITCHELL DWIGHT J;MITCHELL LORE A	11/21/2007	<a href="#">D207419552</a>	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 <sup>+</sup>
2025	\$250,215	\$250,000	\$500,215	\$307,468
2024	\$56,223	\$200,000	\$256,223	\$256,223
2023	\$13,520	\$200,000	\$213,520	\$213,520
2022	\$1,000	\$200,000	\$201,000	\$201,000
2021	\$1,000	\$200,000	\$201,000	\$201,000
2020	\$1,000	\$200,000	\$201,000	\$201,000

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.