



Address: [1450 W MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 37810-2-7
Subdivision: SEIDELLS, E F SUBD
Neighborhood Code: Food Service General

Latitude: 32.7308771694
Longitude: -97.3413954828
TAD Map: 2048-384
MAPSCO: TAR-076M



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 7 & 8

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: F1
Year Built: 1950
Personal Property Account: [08204381](#)
Agent: ODAY HARRISON GRANT INC (000025)
Notice Sent Date: 5/1/2025
Notice Value: \$570,963
Protest Deadline Date: 5/31/2024

Site Number: 80194494
Site Name: BENITOS
Site Class: FSRest - Food Service-Full Service Restaurant
Parcels: 2
Primary Building Name: BENITOS RESTAURANT / 02697580
Primary Building Type: Commercial
Gross Building Area+++: 5,925
Net Leasable Area+++: 5,925
Percent Complete: 100%
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:
VOSBURG FAMILY PROPERTIES
Primary Owner Address:
4400 CANTER WAY
FLOWER MOUND, TX 75028-8755

Deed Date: 8/20/2012
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D212237251](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VOSBURG RONNIE L;VOSBURG TOMMYE V	6/9/2010	D210145695	0000000	0000000
VOSBURG RONNIE	1/24/1997	00126530000520	0012653	0000520
HAMRA FRANK A;HAMRA MARY ESTATE	12/31/1900	00048110000927	0004811	0000927

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	\$320,963	\$250,000	\$570,963	\$570,963
2024	\$326,733	\$200,000	\$526,733	\$526,733
2023	\$270,000	\$200,000	\$470,000	\$470,000
2022	\$170,000	\$200,000	\$370,000	\$370,000
2021	\$95,000	\$200,000	\$295,000	\$295,000
2020	\$78,506	\$200,000	\$278,506	\$278,506

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.