



Address: [1408 W MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 37810-3-7-30
Subdivision: SEIDELLS, E F SUBD
Neighborhood Code: Food Service General

Latitude: 32.7308906934
Longitude: -97.3408086198
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 3
Lot 7 E1/2 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: 1946

Personal Property Account: [13554867](#)

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00314)

Notice Sent Date: 5/1/2025

Notice Value: \$812,600

Protest Deadline Date: 6/17/2024

Site Number: 80194613
Site Name: THE USUAL
Site Class: FSLounge - Food Service-Lounge/Nightclub
Parcels: 1
Primary Building Name: THE USUAL / 02697769
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 2,251
Net Leasable Area⁺⁺⁺: 2,251
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:
UNITED LAND HOLDINGS LTD
Primary Owner Address:
6400 HARTMAN RD
FOREST HILL, TX 76119

Deed Date: 5/31/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205183847](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS INVESTMENT CO INC	12/31/1900	00076080001789	0007608	0001789



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	\$562,600	\$250,000	\$812,600	\$336,000
2024	\$80,000	\$200,000	\$280,000	\$280,000
2023	\$65,000	\$200,000	\$265,000	\$265,000
2022	\$47,610	\$200,000	\$247,610	\$247,610
2021	\$47,610	\$200,000	\$247,610	\$247,610
2020	\$47,610	\$200,000	\$247,610	\$247,610

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.