



**Address:** [1201 E 12TH ST](#)  
**City:** FORT WORTH  
**Georeference:** 38960-9-8A  
**Subdivision:** SMITH & HIRSCHFIELD ADDITION  
**Neighborhood Code:** OFC-West Tarrant County

**Latitude:** 32.7539776758  
**Longitude:** -97.3190927936  
**TAD Map:** 2054-392  
**MAPSCO:** TAR-063X



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SMITH & HIRSCHFIELD  
ADDITION Block 9 Lot 8A

**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:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$3,750  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80198090  
**Site Name:** VACANT LAND - COMMERCIAL  
**Site Class:** LandVacantComm - Vacant Land -Commercial  
**Parcels:** 1  
**Primary Building Name:**  
**Primary Building Type:**  
**Gross Building Area<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 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:**  
NIRVANA RETIREMENT FUND II LLC

**Primary Owner Address:**  
2808 BROOKSHIRE DR  
SOUTHLAKE, TX 76092

**Deed Date:** 10/6/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215247569](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HATTEN CEDELL ETAL	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$0	\$3,750	\$3,750	\$3,750
2024	\$0	\$3,750	\$3,750	\$3,750
2023	\$0	\$3,750	\$3,750	\$3,750
2022	\$0	\$3,750	\$3,750	\$3,750
2021	\$0	\$3,750	\$3,750	\$3,750
2020	\$0	\$3,750	\$3,750	\$3,750

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

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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.