



**Address:** [1200 W MASON ST](#)  
**City:** FORT WORTH  
**Georeference:** 39390-66-7  
**Subdivision:** SOUTH FORT WORTH ADDITION  
**Neighborhood Code:** 4T930F

**Latitude:** 32.6893075816  
**Longitude:** -97.337898744  
**TAD Map:** 2048-372  
**MAPSCO:** TAR-090H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTH FORT WORTH  
ADDITION Block 66 Lot 7

**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:** A

**Year Built:** 1950

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$108,754

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02810646

**Site Name:** SOUTH FORT WORTH ADDITION-66-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,028

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

AADCS SANCHEZ FAMILY TRUST

**Primary Owner Address:**

PO BOX 331286  
FORT WORTH, TX 76163

**Deed Date:** 8/22/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224150187](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCHEZ ALBERT	3/19/1997	00127090002200	0012709	0002200
HORN DAVID RUTLEDGE;HORN REGINA	6/11/1994	00127090002172	0012709	0002172
RUTLEDGE FAY	12/31/1900	00000000000000	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	\$59,272	\$42,000	\$101,272	\$101,272
2024	\$66,754	\$42,000	\$108,754	\$104,477
2023	\$45,064	\$42,000	\$87,064	\$87,064
2022	\$58,323	\$20,000	\$78,323	\$78,323
2021	\$55,000	\$20,000	\$75,000	\$75,000
2020	\$55,000	\$20,000	\$75,000	\$75,000

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.