



Address: [1401 BALLINGER ST](#)
City: FORT WORTH
Georeference: 41605-5-1A
Subdivision: TEXAS & PACIFIC RAILWAY ADDN
Neighborhood Code: MED-Central Business District General

Latitude: 32.7446240136
Longitude: -97.3401771234
TAD Map: 2048-392
MAPSCO: TAR-076D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TEXAS & PACIFIC RAILWAY
ADDN Block 5 Lot 1A

Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 80214290
TARRANT COUNTY (220)	Site Name: MEDICAL OFFICE MT
TARRANT REGIONAL WATER DISTRICT (223)	Site Class: MEDOff - Medical-Office
TARRANT COUNTY HOSPITAL (224)	Parcels: 1
TARRANT COUNTY COLLEGE (225)	Primary Building Name: DOUBLE EAGLE DEVELOPMENT / 03103129
FORT WORTH ISD (905)	Primary Building Type: Commercial
State Code: F1	Gross Building Area⁺⁺⁺: 14,478
Year Built: 1969	Net Leasable Area⁺⁺⁺: 14,480
Personal Property Account: 14355910	Percent Complete: 100%
Agent: JAMES A RYFFEL (00246)	Land Sqft[*]: 21,225
Notice Sent Date: 5/1/2025	Land Acres[*]: 0.4872
Notice Value: \$3,234,367	Pool: N
Protest Deadline Date: 6/17/2024	

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
1401 BALLINGER STREET LLC
Primary Owner Address:
1308 LAKE ST
FORT WORTH, TX 76102

Deed Date: 12/28/2018
Deed Volume:
Deed Page:
Instrument: [D218284407](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOUBLE EAGLE OFFICES LLC	12/16/2010	D210322193	0000000	0000000
SMITH-THOMAS INVESTMENTS LLC	8/31/2000	00145040000391	0014504	0000391
MCKENNA GORDON JAMES	3/11/1994	00115810000627	0011581	0000627
MCKENNA GORDON;MCKENNA JAN	2/15/1984	00077440001235	0007744	0001235
WARREN W & QUINCY R BINION	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 ⁺
2025	\$2,597,617	\$636,750	\$3,234,367	\$3,234,367
2024	\$2,455,764	\$636,750	\$3,092,514	\$3,092,514
2023	\$2,338,107	\$636,750	\$2,974,857	\$2,974,857
2022	\$2,338,107	\$636,750	\$2,974,857	\$2,974,857
2021	\$2,269,450	\$636,750	\$2,906,200	\$2,906,200
2020	\$2,269,450	\$636,750	\$2,906,200	\$2,906,200

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.