



Address: [1200 W MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 27280-3-7R
Subdivision: MCCLELLAN'S SUB BLK 14 FD WELC
Neighborhood Code: OFC-South Tarrant County

Latitude: 32.7308846657
Longitude: -97.337929496
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: MCCLELLAN'S SUB BLK 14 FD
WELC Block 3 Lot 7R BLK 3 LTS 7R & 8R

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)

Site Number: 80490344

Site Name: Office- Low Rise MT

Site Class: OFCLowRise - Office-Low Rise

Parcels: 1

Primary Building Name: Low Rise Office MT / 05703182

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 16,996

Net Leasable Area⁺⁺⁺: 15,883

Percent Complete: 100%

Land Sqft^{*}: 9,800

Land Acres^{*}: 0.2249

Pool: N

State Code: F1

Year Built: 1920

Personal Property Account: [14354972](#)

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00844)

Notice Sent Date: 5/1/2025

Notice Value: \$2,584,958

Protest Deadline Date: 5/31/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HISTORIC MEHL BUILDING LTD

Primary Owner Address:

6245 RUFÉ SNOW STE 280-341
FORT WORTH, TX 76148

Deed Date: 10/26/2005

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D205322858](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAX MEHL BUILDING LLC	11/10/1998	00135200000514	0013520	0000514
II MAGNOLIA PLAZA	8/19/1986	00086560000765	0008656	0000765
SOCIETY OF MARY STARS INC THE	1/1/1901	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	\$2,010,000	\$490,000	\$2,500,000	\$2,500,000
2024	\$2,069,865	\$392,000	\$2,461,865	\$2,461,865
2023	\$1,829,351	\$392,000	\$2,221,351	\$2,221,351
2022	\$1,829,351	\$392,000	\$2,221,351	\$2,221,351
2021	\$2,332,133	\$392,000	\$2,724,133	\$2,724,133
2020	\$2,408,000	\$392,000	\$2,800,000	\$2,800,000

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.