



**Address:** [1227 W MAGNOLIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 22710-A-13R  
**Subdivision:** KING SUB/FIELD WELCH  
**Neighborhood Code:** OFC-South Tarrant County

**Latitude:** 32.7302728952  
**Longitude:** -97.3382669474  
**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:** KING SUB/FIELD WELCH Block  
A Lot 13R 14R & 15R1

<b>Jurisdictions:</b> 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)	<b>Site Number:</b> 80583997 <b>Site Name:</b> MAGNOLIA CENTRE <b>Site Class:</b> OFCMidHigh - Office-Mid to High Rise <b>Parcels:</b> 1 <b>Primary Building Name:</b> MAGNOLIA CENTER / 06455107 <b>Primary Building Type:</b> Commercial <b>Gross Building Area<sup>+++</sup>:</b> 23,763 <b>Net Leasable Area<sup>+++</sup>:</b> 25,100 <b>Percent Complete:</b> 100% <b>Land Sqft<sup>*</sup>:</b> 22,130 <b>Land Acres<sup>*</sup>:</b> 0.5080 <b>Pool:</b> N
<b>State Code:</b> F1 <b>Year Built:</b> 1930 <b>Personal Property Account:</b> Multi <b>Agent:</b> TARRANT PROPERTY TAX SERVICE (00065) <b>Notice Sent Date:</b> 4/15/2025 <b>Notice Value:</b> \$2,893,187 <b>Protest Deadline Date:</b> 5/31/2024	

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

<b>Current Owner:</b> WCRE 1227 MAGNOLIA LLC <b>Primary Owner Address:</b> 3750 S UNIVERSITY DR SUITE 200 FORT WORTH, TX 76112	<b>Deed Date:</b> 1/16/2025 <b>Deed Volume:</b> <b>Deed Page:</b> <b>Instrument:</b> <a href="#">D225010213</a>
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Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUALBE MARKETING GROUP LLC	9/4/2014	<a href="#">D214200583</a>		
MAGNOLIA OPERATING GROUP LP	6/4/2012	<a href="#">D212179142</a>		
MAGNOLIA GROUP LP	4/1/2004	0000000000000000	0000000	0000000
MAGNOLIA GROUP INC	1/1/1990	00100800001149	0010080	0001149

## 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	\$1,786,687	\$1,106,500	\$2,893,187	\$2,628,000
2024	\$1,414,800	\$885,200	\$2,300,000	\$2,190,000
2023	\$939,800	\$885,200	\$1,825,000	\$1,825,000
2022	\$897,025	\$885,200	\$1,782,225	\$1,782,225
2021	\$764,800	\$885,200	\$1,650,000	\$1,650,000
2020	\$513,800	\$885,200	\$1,399,000	\$1,399,000

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.