



**Address:** [1317 8TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 27200-A-5RA  
**Subdivision:** MC ANULTY & NYE SUBDIVISION  
**Neighborhood Code:** OFC-South Tarrant County

**Latitude:** 32.7297086361  
**Longitude:** -97.3432280398  
**TAD Map:** 2048-384  
**MAPSCO:** TAR-076L



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MC ANULTY & NYE  
SUBDIVISION Block A Lot 5RA

**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:** F1  
**Year Built:** 1985  
**Personal Property Account:** N/A  
**Agent:** ALTUS GROUP US INC/SOUTHLAKE (00652)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$1,786,000  
**Protest Deadline Date:** 6/17/2024

**Site Number:** 80880587  
**Site Name:** MAGNOLIA MEDICAL TOWER  
**Site Class:** OFCMidHigh - Office-Mid to High Rise  
**Parcels:** 3  
**Primary Building Name:** MEDICAL ARTS / 05651328  
**Primary Building Type:** Commercial  
**Gross Building Area**+++ : 0  
**Net Leasable Area**+++ : 0  
**Percent Complete:** 100%  
**Land Sqft**\* : 35,700  
**Land Acres**\* : 0.8195  
**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:**  
HR ACQUISITION OF SAN ANTONIO LTD

**Primary Owner Address:**  
3310 WEST END AVE STE 700  
NASHVILLE, TN 37203

**Deed Date:** 6/10/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219125266](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
	6/10/2019	<a href="#">D219125266</a>		
RIDGELINE MAGNOLIA MOB LP	9/20/2016	<a href="#">D216220717</a>		
VELOCIS MAGNOLIA LP	4/26/2012	<a href="#">D212104420</a>	0000000	0000000
MEDICAL ARTS PARTNERS LTD	9/24/2002	00160140000325	0016014	0000325
FT WORTH OFFICE PARTNERS LLC	9/12/1997	00129060000228	0012906	0000228
ALL SAINTS HEALTH SYSTEMS	1/2/1994	00000000000000	0000000	0000000
ALL SAINTS EPISCOPAL HOSPITAL	1/1/1994	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	\$1,000	\$1,785,000	\$1,786,000	\$1,714,800
2024	\$1,000	\$1,428,000	\$1,429,000	\$1,429,000
2023	\$1,000	\$1,428,000	\$1,429,000	\$1,429,000
2022	\$1,000	\$1,428,000	\$1,429,000	\$1,429,000
2021	\$1,000	\$1,428,000	\$1,429,000	\$1,429,000
2020	\$1,000	\$1,428,000	\$1,429,000	\$1,429,000

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.