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Address: [1206 FAIRMOUNT AVE](#)
City: FORT WORTH
Georeference: 37810-2-9
Subdivision: SEIDELLS, E F SUBD
Neighborhood Code: A4T010Q

Latitude: 32.7316158485
Longitude: -97.341385844
TAD Map: 2048-384
MAPSCO: TAR-076M



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

PROPERTY DATA

Legal Description: SEIDELLS, E F SUBD Block 2
Lot 9

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: 2004

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00855)

Protest Deadline Date: 5/24/2024

Site Number: 40458725
Site Name: SEIDELLS, E F SUBD-2-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,080
Percent Complete: 100%
Land Sqft^{*}: 2,809
Land Acres^{*}: 0.0644
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:

MAGNOLIA MINT TOWNHOUSE LLC

Primary Owner Address:

432 W MORPHY ST
FORT WORTH, TX 76104

Deed Date: 4/27/2022

Deed Volume:

Deed Page:

Instrument: [D222118170](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH LAWAN;SMITH TIMOTHY;SMITH WHITLEY	2/25/2022	D222053229		
GRACE KATE E;HARP MATTHEW T	5/1/2020	D220099643		
SENER RANDAL C	6/1/2015	D215117946		
BOURLAND MEDA C	2/21/2008	D208126973	0000000	0000000
NEWMILLER KEVIN	7/19/2006	D206228517	0000000	0000000
URBAN DWELLINGS INC	1/2/2004	D203261267	0000000	0000000
URBAN DWELLINGS INC	1/1/2004	00000000000000	0000000	0000000
DAVID LEWIS BUILDERS	7/10/2003	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	\$348,091	\$40,000	\$388,091	\$388,091
2024	\$386,900	\$40,000	\$426,900	\$426,900
2023	\$451,929	\$40,000	\$491,929	\$491,929
2022	\$393,048	\$40,000	\$433,048	\$433,048
2021	\$346,500	\$40,000	\$386,500	\$386,500
2020	\$335,158	\$40,000	\$375,158	\$375,158

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.