



**Address:** [1200 S ADAMS ST](#)  
**City:** FORT WORTH  
**Georeference:** 27295-4-1A  
**Subdivision:** MC CLELLAN'S SUBDIVISION  
**Neighborhood Code:** A4T010Q

**Latitude:** 32.7318052947  
**Longitude:** -97.3370341676  
**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:** MC CLELLAN'S SUBDIVISION  
Block 4 Lot 1A

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40935779

**Site Name:** MC CLELLAN'S SUBDIVISION-4-1A

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,174

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 1,670

**Land Acres<sup>\*</sup>:** 0.0383

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

DEVINE KEVIN L

DEVINE JULIE K

**Primary Owner Address:**

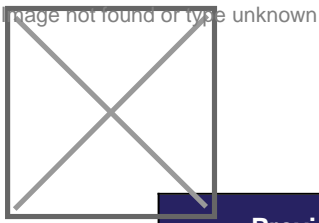
1200 S ADAMS ST  
FORT WORTH, TX 76104

**Deed Date:** 5/24/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222135820](#)



| Previous Owners        | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------------|-----------|----------------------------|-------------|-----------|
| BRASSARD CHRISTOPHER J | 1/19/2007 | <a href="#">D207081854</a> | 0000000     | 0000000   |
| TEXANA TOWNHOMES JV    | 6/29/2006 | <a href="#">D206217555</a> | 0000000     | 0000000   |
| TEXANA TOWNHOUSES LLC  | 1/1/2005  | 000000000000000            | 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 | \$495,696          | \$50,000    | \$545,696    | \$545,696                    |
| 2024 | \$495,696          | \$50,000    | \$545,696    | \$545,696                    |
| 2023 | \$470,580          | \$50,000    | \$520,580    | \$520,580                    |
| 2022 | \$409,128          | \$50,000    | \$459,128    | \$459,128                    |
| 2021 | \$372,665          | \$50,000    | \$422,665    | \$422,665                    |
| 2020 | \$315,000          | \$50,000    | \$365,000    | \$365,000                    |

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

- HOMESTEAD GENERAL 11.13(b)

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.