



**Address:** [1202 S ADAMS ST](#)  
**City:** FORT WORTH  
**Georeference:** 27295-4-1B  
**Subdivision:** MC CLELLAN'S SUBDIVISION  
**Neighborhood Code:** A4T010Q

**Latitude:** 32.7317341245  
**Longitude:** -97.3370340685  
**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 1B

**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:** 40935787

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,814

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,192

**Land Acres<sup>\*</sup>:** 0.0503

**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:**

DENALI PROPERTY HOLDINGS LLC SERIES A  
SIAVASH EFTEKHARI TRUST

**Primary Owner Address:**

255 W LEBANON RD SUITE 128  
FRISCO, TX 75036

**Deed Date:** 12/16/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222292799](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DENALI PROPERTY HOLDINGS LLC SERIES A	12/15/2022	<a href="#">D222292799</a>		
SIAVASH EFTEKHARI TRUST	5/31/2022	<a href="#">D222162872</a>		
DENALI PROPERTY HOLDINGS LLC SERIES A	5/21/2021	<a href="#">D221149742</a>		
EFTEKHARI SIAVASH	1/31/2017	<a href="#">D217026114</a>		
ESSEX CHRISTOPHER SHON	4/16/2007	<a href="#">D207135028</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	\$395,000	\$50,000	\$445,000	\$445,000
2024	\$432,156	\$50,000	\$482,156	\$482,156
2023	\$401,000	\$50,000	\$451,000	\$451,000
2022	\$356,775	\$50,000	\$406,775	\$406,775
2021	\$299,000	\$50,000	\$349,000	\$349,000
2020	\$299,000	\$50,000	\$349,000	\$349,000

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.