



Address: [1212 S ADAMS ST](#)
City: FORT WORTH
Georeference: 27295-4-4A
Subdivision: MC CLELLAN'S SUBDIVISION
Neighborhood Code: A4T010Q

Latitude: 32.7313973437
Longitude: -97.3370394453
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 4A

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: 40935833

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

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,137

Percent Complete: 100%

Land Sqft^{*}: 2,192

Land Acres^{*}: 0.0503

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:

LEACH CHARLES H

Primary Owner Address:

3605 BELLAIRE DR S
FORT WORTH, TX 76109

Deed Date: 9/8/2021

Deed Volume:

Deed Page:

Instrument: [D221262055](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MATHIS JAMES MARK;MATHIS JULIE B	10/21/2019	D219240406		
HALLAM STEPHEN S;RIVERA RICARDO	1/24/2017	D217019808		
TEXANA TOWNHOMES JV	6/29/2006	D206217555	0000000	0000000
TEXANA TOWNHOUSES LLC	7/16/2005	000000000000000	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 ⁺
2025	\$469,000	\$50,000	\$519,000	\$519,000
2024	\$469,000	\$50,000	\$519,000	\$519,000
2023	\$461,979	\$50,000	\$511,979	\$511,979
2022	\$401,292	\$50,000	\$451,292	\$451,292
2021	\$365,279	\$50,000	\$415,279	\$415,279
2020	\$341,602	\$50,000	\$391,602	\$391,602

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.