



**Address:** [1201 FAIRMOUNT AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37810-3-1R1  
**Subdivision:** SEIDELLS, E F SUBD  
**Neighborhood Code:** MED-Historic Fort Worth Hospital District

**Latitude:** 32.7316342169  
**Longitude:** -97.3408783598  
**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:** SEIDELLS, E F SUBD Block 3  
Lot 1R1

**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)

**Site Number:** 80872145  
**Site Name:** TEXAS PULMANARY  
**Site Class:** MEDOff - Medical-Office  
**Parcels:** 2  
**Primary Building Name:** TEXAS PULMANARY / 41368339  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 5,796  
**Net Leasable Area<sup>+++</sup>:** 5,796  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,288  
**Land Acres<sup>\*</sup>:** 0.3280  
**Pool:** N

**State Code:** F1  
**Year Built:** 1983  
**Personal Property Account:** [10923578](#)  
**Agent:** OUTSOURCING SOLUTIONS GROUP LLC (00760)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$1,089,648  
**Protest Deadline Date:** 5/31/2024

<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:**  
SERIES C OF 5454 CAPITAL LLC  
**Primary Owner Address:**  
5454 LA SIERRA DR STE 200  
DALLAS, TX 75231

**Deed Date:** 2/25/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219036292](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICKELL PENDER EDEN JV	1/1/2007	0000000000000000	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	\$446,687	\$642,961	\$1,089,648	\$1,089,648
2024	\$613,360	\$428,640	\$1,042,000	\$1,042,000
2023	\$613,360	\$428,640	\$1,042,000	\$1,042,000
2022	\$613,360	\$428,640	\$1,042,000	\$1,042,000
2021	\$585,660	\$428,640	\$1,014,300	\$1,014,300
2020	\$699,170	\$385,776	\$1,084,946	\$1,084,946

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.