

# Tarrant Appraisal District Property Information | PDF Account Number: 41589149

#### Address: 850 12TH AVE

City: FORT WORTH Georeference: 25685-2-2R1A Subdivision: MEDICAL CENTRE ADDITION Neighborhood Code: Hospitals General

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

### PROPERTY DATA

Legal Description: MEDICAL CENTRE ADDITION Block 2 Lot 2-R-1A Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGION SHE WATTER FORTEN OR THAT RANSITIONAL CARE CENTER TARRANT COUNT Site Stars AL P224 v - Hospital-Convalescent/Nursing Home TARRANT COUNT Pacelse GE (225) FORT WORTH ISDRA Building Name: FORT WORTH TRANSITIONAL CARE CENTER / 41589149 State Code: F1 Primary Building Type: Commercial Year Built: 2009 Gross Building Area+++: 64,069 Personal Property Acounts and Area +++: 64,069 Agent: None Percent Complete: 100% **Protest Deadline** Land Sqft\*: 117,185 Date: 5/31/2024 Land Acres<sup>\*</sup>: 2.6901 +++ Rounded. Pool: N

\* This represents one of a

hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

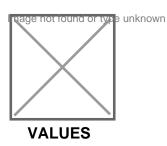
#### **OWNER INFORMATION**

Current Owner:	Deed Date: 9/27/2018
850 12TH AVENUE LLC	Deed Volume:
Primary Owner Address:	
101 W GOODWIN STE 600	Deed Page:
VICTORIA. TX 77901	Instrument: <u>D218222502</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHG RESOURCES LP	1/1/2012	000000000000000000000000000000000000000	000000	0000000

Latitude: 32.7356363116 Longitude: -97.3490457967 TAD Map: 2042-388 MAPSCO: TAR-076L





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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$9,690,710	\$5,273,325	\$14,964,035	\$14,964,035
2024	\$9,720,404	\$3,076,106	\$12,796,510	\$12,796,510
2023	\$9,891,729	\$3,076,106	\$12,967,835	\$12,967,835
2022	\$6,923,894	\$3,076,106	\$10,000,000	\$10,000,000
2021	\$6,624,048	\$3,076,106	\$9,700,154	\$9,700,154
2020	\$6,023,894	\$3,076,106	\$9,100,000	\$9,100,000

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**

• Elder Housing & Health Care 11.18(d)(13)

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.