



**Address:** [900 12TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 25685-2-2R1B  
**Subdivision:** MEDICAL CENTRE ADDITION  
**Neighborhood Code:** MED-Historic Fort Worth Hospital District

**Latitude:** 32.7351651134  
**Longitude:** -97.348506858  
**TAD Map:** 2042-388  
**MAPSCO:** TAR-076L



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MEDICAL CENTRE ADDITION  
Block 2 Lot 2-R-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:** F1  
**Year Built:** 1997  
**Personal Property Account:** [09600841](#)  
**Agent:** INTEGRATAX (00753)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$3,113,155  
**Protest Deadline Date:** 5/31/2024  
**Site Number:** 80879907  
**Site Name:** THE CLINIC FOR SPECIAL SURGERY  
**Site Class:** InterimUseComm - Interim Use-Commercial  
**Parcels:** 1  
**Primary Building Name:** THE CLINIC FOR SPECIAL SURGERY / 41589157  
**Primary Building Type:** Commercial  
**Gross Building Area**+++ : 11,949  
**Net Leasable Area**+++ : 11,949  
**Percent Complete:** 100%  
**Land Sqft**\* : 69,159  
**Land Acres**\* : 1.5876  
**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:**  
DILLIN LINDEN MD  
**Primary Owner Address:**  
900 12TH AVE  
FORT WORTH, TX 76104-3919  
**Deed Date:** 1/1/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

**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	\$1,000	\$3,112,155	\$3,113,155	\$2,179,709
2024	\$1,000	\$1,815,424	\$1,816,424	\$1,816,424
2023	\$1,000	\$1,815,424	\$1,816,424	\$1,816,424
2022	\$1,000	\$1,815,424	\$1,816,424	\$1,816,424
2021	\$1,000	\$1,815,424	\$1,816,424	\$1,816,424
2020	\$1,000	\$2,017,279	\$2,018,279	\$2,018,279

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.