



# Tarrant Appraisal District Property Information | PDF Account Number: 41677838

### Address: 1229 E SEMINARY DR

City: FORT WORTH Georeference: 6550-C-10B Subdivision: CARTER PARK ADDITION Neighborhood Code: Auto Care General

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

## **PROPERTY DATA**

Latitude: 32.6847060903 Longitude: -97.3099474507 TAD Map: 2054-368 MAPSCO: TAR-091L



Legal Description: CARTER PARK ADDITION Block C Lot 10B 11B & 12B				
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	Site Number: 80881512 Site Name: TEXAS TIRES Site Class: ACRepair - Auto Care-Repair Garage Parcels: 1 Primary Building Name: TEXAS TIRES / 41677838 Primary Building Type: Commercial			
Year Built: 1959	Gross Building Area <sup>+++</sup> : 1,432			
Personal Property Account: N/A	Net Leasable Area <sup>+++</sup> : 1,432			
Agent: SOUTHLAND PROPERTY TAX CONSULTANT Percent Contribution 100%				
Notice Sent Date: 4/15/2025	Land Sqft*: 14,943			
Notice Value: \$88,233	Land Acres <sup>*</sup> : 0.3430			
Protest Deadline Date: 5/31/2024	Pool: N			

#### +++ Rounded.

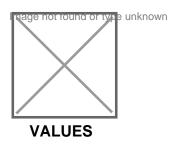
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

### Current Owner: HMO REAL ESTATE 1 LLC

Primary Owner Address: 10680 OLD BURLESON RD FORT WORTH, TX 76140 Deed Date: 1/1/2023 Deed Volume: Deed Page: Instrument: D223008063

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AL-WAHBAN HANI;AL-WAHBAN Y AL-SHAWI	7/30/2013	D213201028	000000	0000000



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	\$28,171	\$44,829	\$73,000	\$69,360
2024	\$12,971	\$44,829	\$57,800	\$57,800
2023	\$12,971	\$44,829	\$57,800	\$57,800
2022	\$12,971	\$44,829	\$57,800	\$57,800
2021	\$12,970	\$44,830	\$57,800	\$57,800
2020	\$12,971	\$44,829	\$57,800	\$57,800

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.