



Address: [1322 RANCHERS LEGACY TR](#)
City: TARRANT COUNTY
Georeference: A1872-1D02
Subdivision: WILKS, GEORGE W SURVEY
Neighborhood Code: WH-Southwest Tarrant County General

Latitude: 32.6886796431
Longitude: -97.5224179839
TAD Map: 1988-372
MAPSCO: TAR-085G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILKS, GEORGE W SURVEY
Abstract 1872 Tract 1D2 & 1K

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: F1

Year Built: 2022

Personal Property Account: [14718729](#)

Agent: STORMI CARRUTH (X1339)

Notice Sent Date: 5/1/2025

Notice Value: \$1,280,160

Protest Deadline Date: 6/17/2024

Site Number: 800042694

Site Name: FLEX WAREHOUSES

Site Class: WHFlex - Warehouse-Flex/Multi-Use

Parcels: 2

Primary Building Name: WAREHOUSE / 42505044

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 12,192

Net Leasable Area⁺⁺⁺: 12,192

Percent Complete: 100%

Land Sqft^{*}: 117,132

Land Acres^{*}: 2.6890

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:

SWC MARKUM RANCHERS LLC

Primary Owner Address:

17018 INTERSTATE HIGHWAY 20
CISCO, TX 76437

Deed Date: 11/7/2023

Deed Volume:

Deed Page:

Instrument: [D223203024](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MC ESTATES LLC	6/30/2022	D222245828		
WILKS DEVELOPMENT LLC	6/29/2022	D222171430		
MARKUM LAND PROPERTIES LLC	4/11/2017	D217100297-CWD		
MC ESTATES LLC	11/13/2014	D214249673		

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	\$1,163,028	\$117,132	\$1,280,160	\$1,280,160
2024	\$1,045,822	\$117,132	\$1,162,954	\$1,162,954
2023	\$1,038,060	\$117,132	\$1,155,192	\$1,155,192
2022	\$0	\$117,132	\$117,132	\$117,132
2021	\$0	\$117,132	\$117,132	\$117,132
2020	\$1,595,247	\$236,400	\$1,831,647	\$1,831,647

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.