



**Address:** [1509 E MAGNOLIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 23290-10-16  
**Subdivision:** LAKEVIEW ADDITION  
**Neighborhood Code:** 1H080B

**Latitude:** 32.7299467873  
**Longitude:** -97.3047377973  
**TAD Map:** 2060-384  
**MAPSCO:** TAR-077M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKEVIEW ADDITION Block 10  
Lot 16

**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:** A

**Year Built:** 1928

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01560956

**Site Name:** LAKEVIEW ADDITION-10-16

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,082

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**Pool:** N

<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:**

GRIFFITH RANDALL  
HIDALGO GLADYS J

**Primary Owner Address:**

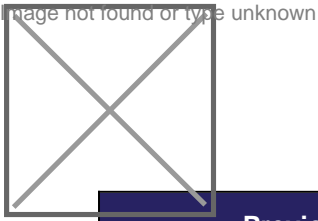
1702 HENDERSON CT  
IRVING, TX 75061

**Deed Date:** 2/27/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223032011](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUVALL MILNER G	1/9/2018	<a href="#">D218008665</a>		
HELPING HANDS HOMEBUYERS LLC	12/8/2017	<a href="#">D217284425</a>		
MCEWING ANDRE	4/5/2017	<a href="#">D217077777</a>		
WRIGHT ESTER MAE EST	12/31/1900	000000000000000	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	\$67,523	\$18,750	\$86,273	\$86,273
2024	\$67,523	\$18,750	\$86,273	\$86,273
2023	\$73,966	\$18,750	\$92,716	\$92,716
2022	\$58,295	\$5,000	\$63,295	\$63,295
2021	\$53,923	\$5,000	\$58,923	\$58,923
2020	\$60,058	\$5,000	\$65,058	\$65,058

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.