



Address: [1613 E MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 23290-10-23
Subdivision: LAKEVIEW ADDITION
Neighborhood Code: 1H080B

Latitude: 32.729937874
Longitude: -97.3036021916
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 23

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: 01561022

Site Name: LAKEVIEW ADDITION-10-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 989

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

RAMIREZ CARLOS ALFREDO

Primary Owner Address:

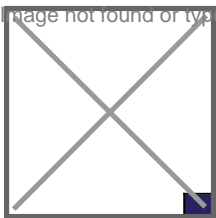
1613 E MAGNOLIA AVE
FORT WORTH, TX 76104

Deed Date: 2/8/2021

Deed Volume:

Deed Page:

Instrument: [D221048237](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMIREZ BASILIO JR	8/14/2002	00161430000125	0016143	0000125
RAMIREZ MARCOS	1/12/1999	00136070000502	0013607	0000502
GONZALEZ CAROLINA G	9/13/1993	00112990000689	0011299	0000689
CARPENTER HUGH L	4/30/1992	00106350002033	0010635	0002033
LAYLAND T E	4/5/1978	00066040000463	0006604	0000463

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	\$98,957	\$18,750	\$117,707	\$117,707
2024	\$98,957	\$18,750	\$117,707	\$117,707
2023	\$77,683	\$18,750	\$96,433	\$96,433
2022	\$64,831	\$5,000	\$69,831	\$69,831
2021	\$61,372	\$5,000	\$66,372	\$66,372
2020	\$68,389	\$5,000	\$73,389	\$73,389

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.