



Address: [1604 E MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 23290-11-5
Subdivision: LAKEVIEW ADDITION
Neighborhood Code: 1H080B

Latitude: 32.7294578067
Longitude: -97.30394293
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 11
Lot 5

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: 1947

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$91,928

Protest Deadline Date: 5/24/2024

Site Number: 01561111

Site Name: LAKEVIEW ADDITION-11-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,142

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:

PEOPLES WILLIAM J
PEOPLES MYRTIS

Primary Owner Address:

1604 E MAGNOLIA AVE
FORT WORTH, TX 76104

Deed Date: 12/31/1900

Deed Volume: 0003272

Deed Page: 0000554

Instrument: 00032720000554

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	\$73,178	\$18,750	\$91,928	\$48,245
2024	\$73,178	\$18,750	\$91,928	\$43,859
2023	\$79,930	\$18,750	\$98,680	\$39,872
2022	\$63,789	\$5,000	\$68,789	\$36,247
2021	\$59,345	\$5,000	\$64,345	\$32,952
2020	\$66,604	\$5,000	\$71,604	\$29,956

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

- HOMESTEAD GENERAL 11.13(b)

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.