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**Address:** [1474 E MAGNOLIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 23290-17-1  
**Subdivision:** LAKEVIEW ADDITION  
**Neighborhood Code:** 1H080B

**Latitude:** 32.7294647141  
**Longitude:** -97.3053456618  
**TAD Map:** 2054-384  
**MAPSCO:** TAR-077L



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

## PROPERTY DATA

**Legal Description:** LAKEVIEW ADDITION Block 17  
Lot 1

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01561820  
**Site Name:** LAKEVIEW ADDITION-17-1  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 5,625  
**Land Acres<sup>\*</sup>:** 0.1291  
**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:**

COLLINS NATCHELL EST  
COLLINS NAOMI

**Primary Owner Address:**

4201 BURLY ST  
FOREST HILL, TX 76119

**Deed Date:** 6/7/1996  
**Deed Volume:** 0012419  
**Deed Page:** 0002079  
**Instrument:** 00124190002079

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BANKERS TRUST COMPANY TR	1/2/1996	00122260000928	0012226	0000928
STRAIN ALONZO GUY	12/31/1900	00000000000000	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	\$0	\$16,875	\$16,875	\$16,875
2024	\$0	\$16,875	\$16,875	\$16,875
2023	\$0	\$16,875	\$16,875	\$16,875
2022	\$0	\$5,000	\$5,000	\$5,000
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000

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.