



**Address:** [1321 E MAGNOLIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 23290-19-16  
**Subdivision:** LAKEVIEW ADDITION  
**Neighborhood Code:** 1H080B

**Latitude:** 32.7300198032  
**Longitude:** -97.3084455163  
**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 19  
Lot 16 & 17

**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:** 1930

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$95,227

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

**Site Number:** 01562215

**Site Name:** LAKEVIEW ADDITION-19-16-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,148

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,225

**Land Acres<sup>\*</sup>:** 0.1658

**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:**

RUIZ HECTOR

OLVEDA BRENDA P

**Primary Owner Address:**

1321 E MAGNOLIA AVE  
FORT WORTH, TX 76104

**Deed Date:** 12/16/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224225141](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DE LIRA ZAVALA DELIA; MARTINEZ AARON SERRANO	7/12/2019	<a href="#">D219154096</a>		
PARHAM HOPE	12/21/2018	<a href="#">D218282230</a>		
DALLAS METRO HOLDINGS LLC	12/21/2018	<a href="#">D218281278</a>		
CARSON BARBARA	7/29/2018	<a href="#">DC01562215</a>		
CARSON JOHNNY	5/19/2004	<a href="#">D204166006</a>	0000000	0000000
CARSON JOHNNY; CARSON LA JUANA	1/6/1997	00132120000572	0013212	0000572
TILLMAN LUCILE	9/15/1993	00112360000442	0011236	0000442
CARSON JOHNNY D	8/21/1991	00103630000148	0010363	0000148
TILLMAN LONDON; TILLMAN LUCILLE	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	\$73,552	\$21,675	\$95,227	\$95,227
2024	\$73,552	\$21,675	\$95,227	\$95,227
2023	\$80,281	\$21,675	\$101,956	\$101,956
2022	\$64,041	\$7,500	\$71,541	\$71,541
2021	\$59,536	\$7,500	\$67,036	\$67,036
2020	\$66,318	\$7,500	\$73,818	\$73,818

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

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## Tarrant Appraisal District Property Information | PDF

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.