



Address: [1425 E MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 23290-19-25
Subdivision: LAKEVIEW ADDITION
Neighborhood Code: 1H080B

Latitude: 32.7299694922
Longitude: -97.307031591
TAD Map: 2054-384
MAPSCO: TAR-077L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKEVIEW ADDITION Block 19
Lot 25

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: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01562304

Site Name: LAKEVIEW ADDITION-19-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,584

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:

DOMINGUEZ ARLETH

Primary Owner Address:

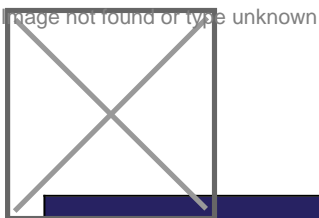
1425 E MAGNOLIA AVE
FORT WORTH, TX 76104

Deed Date: 12/12/2022

Deed Volume:

Deed Page:

Instrument: [D222285369](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVERA CUSTOM HOMES LLC	5/3/2022	D222114628		
RUEDA ORTIZ HORACIO	5/3/2022	D222114627		
JENNINGS BETTY WADE;JENNINGS GEORGE	12/15/2008	D208470166	0000000	0000000
CUSHMAN JAMES	1/27/1995	00118700001479	0011870	0001479
SCHOFIELD BRIAN HASKELL;SCHOFIELD J F	12/13/1994	00118430002072	0011843	0002072
TARRANT BANK	11/7/1989	00097550001905	0009755	0001905
FRISBIE DONALD D	7/28/1988	00093420000072	0009342	0000072
SNEED DONALD CLARENCE	12/4/1987	00091440001629	0009144	0001629
CREDITHRIFT OF AMERICA INC #4	7/7/1987	00090010000185	0009001	0000185
MAUNEY JERRY E	8/30/1985	00082930000950	0008293	0000950
SLIVKA DAVID H	8/29/1985	00082930000948	0008293	0000948
MAUNEY JERRY E	4/16/1985	00081500002113	0008150	0002113
GRAVES BILL D	4/15/1985	00081500002111	0008150	0002111
HARDEMAN CHARLESZINE B	9/27/1983	00076240001137	0007624	0001137
STEWART MAYOLA	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 ⁺
2025	\$242,133	\$18,750	\$260,883	\$260,883
2024	\$242,133	\$18,750	\$260,883	\$260,883
2023	\$258,750	\$18,750	\$277,500	\$277,500
2022	\$0	\$5,000	\$5,000	\$5,000
2021	\$50,182	\$5,000	\$55,182	\$26,574
2020	\$55,892	\$5,000	\$60,892	\$24,158



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.