



Address: [1427 E MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 23290-19-26
Subdivision: LAKEVIEW ADDITION
Neighborhood Code: 1H080B

Latitude: 32.7299684384
Longitude: -97.3068673992
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 26

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

Notice Sent Date: 4/15/2025

Notice Value: \$183,632

Protest Deadline Date: 5/24/2024

Site Number: 01562312

Site Name: LAKEVIEW ADDITION-19-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,126

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:

ARANDAY NEREIDA

Primary Owner Address:

1427 E MAGNOLIA AVE
FORT WORTH, TX 76104

Deed Date: 12/15/2020

Deed Volume:

Deed Page:

Instrument: [D220330680](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCULLOUGH JORDON ROSS;REDMAN KATIE ELIZABETH	9/20/2019	D219215279		
MY FLIPPING FAMILY LLC	1/8/2019	D219004864		
RODRIGUEZ LUCIA;RODRIGUEZ MAURICE	1/7/2004	D205014442	0000000	0000000
RODRIGUEZ ANNA M	3/6/2001	00147710000270	0014771	0000270
ALLEN RODNEY	1/8/2001	00146840000161	0014684	0000161
WHITTED MARGARET EST	9/4/1999	00000000000000	0000000	0000000
WHITTED AUGUSTUS EST	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	\$164,882	\$18,750	\$183,632	\$183,632
2024	\$164,882	\$18,750	\$183,632	\$171,664
2023	\$177,054	\$18,750	\$195,804	\$156,058
2022	\$136,871	\$5,000	\$141,871	\$141,871
2021	\$124,250	\$5,000	\$129,250	\$129,250
2020	\$105,172	\$5,000	\$110,172	\$110,172

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.