



Address: [1209 E MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 23290-25-16
Subdivision: LAKEVIEW ADDITION
Neighborhood Code: 1H080B

Latitude: 32.7300822643
Longitude: -97.3108033845
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 25
Lot 16

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: 2023

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01562703

Site Name: LAKEVIEW ADDITION-25-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,118

Percent Complete: 100%

Land Sqft^{*}: 8,850

Land Acres^{*}: 0.2031

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:

PEREZ PATRICIA EUGENIA

Primary Owner Address:

6333 CANYON TRL
LAKE WORTH, TX 76135

Deed Date: 11/22/2023

Deed Volume:

Deed Page:

Instrument: [D223215125](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1209 E MAGNOLIA AVENUE - A PROTECTED SERIES OF PEREZ ELITE SERIES LLC	4/9/2021	D221146115		
PEREZ FAMILY BUILDERS LLC	8/28/2020	D220219814		
FORT WORTH AREA HABITAT FOR HUMANITY INC	9/22/2016	D216237303		
FORT WORTH CITY OF	12/17/2013	D213321175	0000000	0000000
FULLER JUDY FULLER;FULLER L EST	8/19/1994	00117210000307	0011721	0000307
FULLER LEONA ETAL	4/4/1981	00117210000304	0011721	0000304
FULLER LEONA	12/31/1900	00000000000000	0000000	0000000
EFFIE POWELL	12/30/1900	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	\$187,020	\$26,550	\$213,570	\$213,570
2024	\$187,020	\$26,550	\$213,570	\$213,570
2023	\$0	\$26,550	\$26,550	\$26,550
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.