



Address: [1304 E MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 23290-27-5
Subdivision: LAKEVIEW ADDITION
Neighborhood Code: 1H080B

Latitude: 32.7294923721
Longitude: -97.3089835193
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 27
Lot 5

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: 0
Personal Property Account: N/A
Agent: TEXAS TAX PROTEST (05909)
Protest Deadline Date: 5/24/2024

Site Number: 01562789
Site Name: LAKEVIEW ADDITION-27-5
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
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:
AGRG TX RE LLC
Primary Owner Address:
217 LAWSON FARMS DR
MIDLOTHIAN, TX 76065

Deed Date: 8/18/2020
Deed Volume:
Deed Page:
Instrument: [D220228125](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GONZALEZ ALICIA GUADALUPE;GONZALEZ JOSE ENRIQUE	4/10/2020	D220118548		
WJH INVESTMENT COMPANIES INC	3/23/2018	D218066160		
L L ATKINS FAMILY LTD PRTNSHP	4/20/2011	D211205559	0000000	0000000
PEAK CRAIG C	3/16/2011	D211062217	0000000	0000000
FORT WORTH CITY OF	9/7/2005	D205351553	0000000	0000000
THOMAS TERRIE W OSCAR	12/31/1900	00029770000606	0002977	0000606

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	\$0	\$18,000	\$18,000	\$18,000
2024	\$0	\$18,000	\$18,000	\$18,000
2023	\$0	\$16,000	\$16,000	\$16,000
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.