



Address: [1276 E MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 23290-28-1
Subdivision: LAKEVIEW ADDITION
Neighborhood Code: 1H080B

Latitude: 32.7295001442
Longitude: -97.3094649619
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 28
Lot 1

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: 1924

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$88,251

Protest Deadline Date: 5/24/2024

Site Number: 01562916

Site Name: LAKEVIEW ADDITION-28-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,132

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:

TILLEY LINDA

Primary Owner Address:

1276 E MAGNOLIA AVE
FORT WORTH, TX 76104

Deed Date: 7/6/2015

Deed Volume:

Deed Page:

Instrument: [D216052597](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
M A DAVIDSON FAMILY LTD PTNSHP	11/26/2003	00000000000000	0000000	0000000
M A DAVIDSON FAMILY LTD PTNSHP	8/26/2003	D203319312	0017122	0000012
DAVIDSON MARTHA A	5/4/1990	00136500000470	0013650	0000470
SEC OF HUD	4/8/1987	00089590002094	0008959	0002094
GULF COAST INVESTMENT CORP	4/7/1987	00089000001692	0008900	0001692
CUMMINGS RONNIE	7/24/1986	00086250000106	0008625	0000106
LIPSETT C C WILSON;LIPSETT STEPHEN	4/18/1985	00081540001811	0008154	0001811
MCFERRIN CURNUTT & ASSN	5/10/1984	00078250001120	0007825	0001120
WILLIE T SHORT ETUX OLETHA	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	\$69,501	\$18,750	\$88,251	\$46,732
2024	\$69,501	\$18,750	\$88,251	\$42,484
2023	\$76,132	\$18,750	\$94,882	\$38,622
2022	\$60,002	\$5,000	\$65,002	\$35,111
2021	\$55,502	\$5,000	\$60,502	\$31,919
2020	\$61,818	\$5,000	\$66,818	\$29,017

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.