



Address: [1260 E MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 23290-28-5
Subdivision: LAKEVIEW ADDITION
Neighborhood Code: 1H080B

Latitude: 32.7295038731
Longitude: -97.310120708
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 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: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01562959

Site Name: LAKEVIEW ADDITION-28-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,630

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:

AFFIRM PROPERTY HOLDINGS LLC

Primary Owner Address:

2803 ATRIUM DR
GRAND PRAIRIE, TX 75052

Deed Date: 9/24/2020

Deed Volume:

Deed Page:

Instrument: [D220252601](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOAN RANGER CAPITAL INVESTMENTS LLC	7/7/2020	D220165349		
WE'RE HOME REAL ESTATE HOLDINGS LLC	5/6/2019	D219100357		
PARTNERS W/BENEFITS PROPERTY GROUP LLC	7/12/2018	D218211851		
FORT WORTH CITY OF	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	\$241,815	\$18,750	\$260,565	\$260,565
2024	\$241,815	\$18,750	\$260,565	\$260,565
2023	\$259,025	\$18,750	\$277,775	\$277,775
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.