



Address: [1313 ALSTON AVE](#)
City: FORT WORTH
Georeference: 24940-A-2B1
Subdivision: MARTIN & MOODIE SUBDIVISION
Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.7299998666
Longitude: -97.3338791449
TAD Map: 2048-384
MAPSCO: TAR-076M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MARTIN & MOODIE
SUBDIVISION Block A Lot 2B1 & 3A1

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: F1

Year Built: 1940

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$189,750

Protest Deadline Date: 6/17/2024

Site Number: 80433235

Site Name: MAGNOLIA PLAZA

Site Class: RETNBHD - Retail-Neighborhood Shopping Center

Parcels: 2

Primary Building Name: MAGNOLIA PLAZA / 04896726

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 100%

Land Sqft^{*}: 3,795

Land Acres^{*}: 0.0871

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:

MAGNOLIA 909 LP

Primary Owner Address:

500 W 7TH ST STE 400
FORT WORTH, TX 76102

Deed Date: 11/27/2002

Deed Volume: 0016495

Deed Page: 0000170

Instrument: 00164950000170

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAGNOLIA 909 JV	9/25/1987	00090810000566	0009081	0000566
HEALY LOUISE	5/13/1986	00085460000086	0008546	0000086
SERTEX VENTURE 109	4/17/1985	00081530002261	0008153	0002261
HEALY LOUISE	10/6/1949	00024200000041	0002420	0000041

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	\$189,750	\$189,750	\$182,160
2024	\$0	\$151,800	\$151,800	\$151,800
2023	\$0	\$151,800	\$151,800	\$151,800
2022	\$0	\$151,800	\$151,800	\$151,800
2021	\$0	\$151,800	\$151,800	\$151,800
2020	\$0	\$151,800	\$151,800	\$151,800

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.