



Address: [2204 W MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 26260-10-45-30
Subdivision: MISTLETOE HEIGHTS ADDN-FTW
Neighborhood Code: 4T010D

Latitude: 32.7308672906
Longitude: -97.3505329907
TAD Map: 2042-384
MAPSCO: TAR-076L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MISTLETOE HEIGHTS ADDN-
FTW Block 10 Lot 45 46 & S1/2 ALLEY

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: 1921

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01787268

Site Name: MISTLETOE HEIGHTS ADDN-FTW-10-45-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,685

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

PENDLEY BRIAN ERIC

PENDLEY LEEANN EVELYN

Primary Owner Address:

2204 W MAGNOLIA AVE
FORT WORTH, TX 76110

Deed Date: 8/9/2022

Deed Volume:

Deed Page:

Instrument: [D222199595](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAJOR MATTHEW AND SUSAN LIVING TRUST	12/14/2018	D218278018		
SIPPEL SUSAN CREIGHTON	6/3/2003	00168210000139	0016821	0000139
RODRIGUEZ PATRICIA M	7/26/1996	00124520001396	0012452	0001396
DIBRELL JILL DENAHA	3/29/1994	00115170001711	0011517	0001711
KIRCHOFF KIM ALLYSON	10/19/1987	00091050001536	0009105	0001536
GILBERT MICHAEL B	10/31/1984	00079980000879	0007998	0000879
SAIDMAN A I;SAIDMAN A K SMART	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	\$279,842	\$150,000	\$429,842	\$429,842
2024	\$279,842	\$150,000	\$429,842	\$429,842
2023	\$303,163	\$150,000	\$453,163	\$453,163
2022	\$222,206	\$150,000	\$372,206	\$372,206
2021	\$217,079	\$130,000	\$347,079	\$347,079
2020	\$168,130	\$130,000	\$298,130	\$298,130

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.