



Address: [2245 W MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 26260-11-1
Subdivision: MISTLETOE HEIGHTS ADDN-FTW
Neighborhood Code: 4T010D

Latitude: 32.7303948808
Longitude: -97.3521316542
TAD Map: 2042-384
MAPSCO: TAR-076K



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 11 Lot 1 & 2A

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: 1927

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01787284

Site Name: MISTLETOE HEIGHTS ADDN-FTW-11-1-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,242

Percent Complete: 100%

Land Sqft^{*}: 8,276

Land Acres^{*}: 0.1900

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:

KOESTER LAUREL M

Primary Owner Address:

3611 GRAMERCY ST
HOUSTON, TX 77025

Deed Date: 7/24/2015

Deed Volume:

Deed Page:

Instrument: [D215164640](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUDDLESTON CHARLES W;HUDDLESTON JES	3/15/2012	D212066040	0000000	0000000
YOUNT JANET E	11/6/2009	D209295385	0000000	0000000
WHATLEY JUSTIN;WHATLEY LUANN L	5/17/2005	D205163827	0000000	0000000
GRAVES ROSE ANN	2/1/2002	00154470000427	0015447	0000427
KARAMITROS CHRIS;KARAMITROS SHERYLYN	11/20/1986	00087620000474	0008762	0000474
COOK JOHN B	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	\$326,100	\$206,900	\$533,000	\$533,000
2024	\$351,100	\$206,900	\$558,000	\$558,000
2023	\$409,257	\$206,900	\$616,157	\$616,157
2022	\$299,371	\$206,900	\$506,271	\$415,800
2021	\$248,000	\$130,000	\$378,000	\$378,000
2020	\$248,000	\$130,000	\$378,000	\$378,000

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.