



Address: [2316 MISTLETOE BLVD](#)
City: FORT WORTH
Georeference: 26280-4A-20-30
Subdivision: MISTLETOE SANGAMO ADDITION
Neighborhood Code: 4T010A

Latitude: 32.7318554351
Longitude: -97.3531793496
TAD Map: 2042-384
MAPSCO: TAR-076K



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

PROPERTY DATA

Legal Description: MISTLETOE SANGAMO
ADDITION Block 4A Lot 20 E47 1/2' LOT 20

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)

Site Number: 01789414

Site Name: MISTLETOE SANGAMO ADDITION-4A-20-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,653

Percent Complete: 100%

Land Sqft ^{*}: 4,792

Land Acres ^{*}: 0.1100

Pool: N

State Code: A

Year Built: 1923

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$319,938

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MARGARET SEVADJIAN REVOCABLE TRUST

Primary Owner Address:

2316 MISTLETOE BLVD
FORT WORTH, TX 76110

Deed Date: 8/17/2019

Deed Volume:

Deed Page:

Instrument: [D219194120](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEVADJIAN MARGARET	8/21/2012	D212210814	0000000	0000000
HAYES REBECCA L	4/27/2007	D207153435	0000000	0000000
JOZWIAK CAROLYN;JOZWIAK VINCENT	9/30/2005	D205295699	0000000	0000000
JOZWIAK REBECCA L	9/26/2005	D205295698	0000000	0000000
CELESTA MICHAEL J;CELESTA REBECC	4/8/2003	001659900000033	0016599	0000033
WARD BILLY J;WARD MARGIE	6/30/1998	001330000000054	0013300	0000054
VAN HORN PATRICIA M	7/14/1993	000000000000000	0000000	0000000
WATSON PATRICIA H	9/6/1991	00103790001943	0010379	0001943
BERNEY RUTH ANN	2/7/1991	00101730000324	0010173	0000324
FED HOME LOAN MORTGAGE CORP	10/4/1989	000972600000579	0009726	0000579
LUTHER RONALD I	12/31/1900	000000000000000	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	\$200,138	\$119,800	\$319,938	\$309,183
2024	\$200,138	\$119,800	\$319,938	\$281,075
2023	\$135,723	\$119,800	\$255,523	\$255,523
2022	\$169,760	\$119,800	\$289,560	\$289,560
2021	\$157,549	\$150,000	\$307,549	\$307,549
2020	\$145,219	\$150,000	\$295,219	\$295,219

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

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- 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.