

Tarrant Appraisal District Property Information | PDF

Account Number: 01789414

Latitude: 32.7318554351 Address: 2316 MISTLETOE BLVD City: FORT WORTH Longitude: -97.3531793496

Georeference: 26280-4A-20-30

Subdivision: MISTLETOE SANGAMO ADDITION

Neighborhood Code: 4T010A

Geoglet Mapd or type unknown

PROPERTY DATA

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

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

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 01789414

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: MISTLETOE SANGAMO ADDITION-4A-20-30

Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 1,653

State Code: A Percent Complete: 100%

Year Built: 1923 **Land Sqft***: 4,792 Personal Property Account: N/A Land Acres*: 0.1100

Agent: None

Notice Sent Date: 4/15/2025 **Notice Value: \$319.938**

Protest Deadline Date: 5/24/2024

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

Pool: N

OWNER INFORMATION

+++ Rounded.

Current Owner:

MARGARET SEVADJIAN REVOCABLE TRUST

Primary Owner Address:

2316 MISTLETOE BLVD FORT WORTH, TX 76110 **Deed Date: 8/17/2019**

TAD Map: 2042-384 MAPSCO: TAR-076K

Deed Volume: Deed Page:

Instrument: D219194120



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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	00165990000033	0016599	0000033
WARD BILLY J;WARD MARGIE	6/30/1998	00133000000054	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	00097260000579	0009726	0000579
LUTHER RONALD I	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.

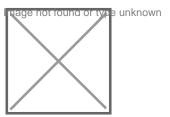
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$200,138	\$119,800	\$319,938	\$309,183
2024	\$200,138	\$119,800	\$319,938	\$281,075
2023	\$135,723	\$119,800	\$255,523	\$255,523
2022	\$169,760	\$119,800	\$289,560	\$289,560
2021	\$157,549	\$150,000	\$307,549	\$307,549
2020	\$145,219	\$150,000	\$295,219	\$295,219

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

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