



**Address:** [802 E MAGNOLIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36880-2-21-30  
**Subdivision:** RYAN, J C SUBDIVISION  
**Neighborhood Code:** 1H080B

**Latitude:** 32.7301095581  
**Longitude:** -97.3197445176  
**TAD Map:** 2054-384  
**MAPSCO:** TAR-077K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RYAN, J C SUBDIVISION Block  
2 Lot 21 E 1/2 LOT 21 & 22

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04327896

**Site Name:** RYAN, J C SUBDIVISION-2-21-30

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 4,000

**Land Acres<sup>\*</sup>:** 0.0918

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

FORT WORTH HOUSING FINANCE CORPORATION

**Primary Owner Address:**

200 TEXAS ST  
FORT WORTH, TX 76102-6312

**Deed Date:** 8/11/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208374847](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTER METROPOLITAN COMM DEV	1/22/2004	<a href="#">D204064838</a>	0000000	0000000
GILLIAM BEATRICE	12/31/1900	00027890000147	0002789	0000147



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 <sup>+</sup>
2025	\$0	\$12,000	\$12,000	\$12,000
2024	\$0	\$12,000	\$12,000	\$12,000
2023	\$0	\$12,000	\$12,000	\$12,000
2022	\$0	\$5,000	\$5,000	\$5,000
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000

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

- PUBLIC PROPERTY 11.11

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.