



**Address:** [1000 W MAGNOLIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 27190-3-13R  
**Subdivision:** MC ANULTY & NESBITT SUB  
**Neighborhood Code:** RET-Southwest Tarrant County General

**Latitude:** 32.730904207  
**Longitude:** -97.3355147285  
**TAD Map:** 2048-384  
**MAPSCO:** TAR-076M



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MC ANULTY & NESBITT SUB  
Block 3 Lot 13R & 14R1  
**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:** F1  
**Year Built:** 1940  
**Personal Property Account:** [13877917](#)  
**Agent:** ASSOCIATED TAX APPRAISERS (00543)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$2,126,806  
**Protest Deadline Date:** 6/17/2024  
**Site Number:** 80668437  
**Site Name:** RETAIL STRIP  
**Site Class:** RETNBHD - Retail-Neighborhood Shopping Center  
**Parcels:** 1  
**Primary Building Name:** SC56-1000 W MAGNOLIA/ 2 STORY / 06624928  
**Primary Building Type:** Commercial  
**Gross Building Area+++:** 13,850  
**Net Leasable Area+++:** 13,850  
**Percent Complete:** 100%  
**Land Sqft\*:** 23,928  
**Land Acres\*:** 0.5493  
**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:**  
TEXAS LAND & INV CO INC  
**Primary Owner Address:**  
6040 CAMP BOWIE BLVD STE 1  
FORT WORTH, TX 76116-5602  
**Deed Date:** 12/16/2002  
**Deed Volume:** 0016226  
**Deed Page:** 0000402  
**Instrument:** 00162260000402

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLORADO MAGNOLIA LP	10/15/1999	00140610000430	0014061	0000430
MAGNOLIA MEDIA GROUP LTD	12/31/1998	00136120000420	0013612	0000420
MAGNOLIA GROUP INC THE	10/14/1993	00112840001518	0011284	0001518
WOODHAVEN NATIONAL BANK	1/1/1993	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 <sup>+</sup>
2025	\$930,406	\$1,196,400	\$2,126,806	\$2,126,806
2024	\$936,130	\$957,120	\$1,893,250	\$1,893,250
2023	\$892,880	\$957,120	\$1,850,000	\$1,850,000
2022	\$942,880	\$957,120	\$1,900,000	\$1,900,000
2021	\$967,098	\$957,121	\$1,924,219	\$1,924,219
2020	\$948,880	\$957,120	\$1,906,000	\$1,906,000

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.