



Address: [3204 MAGNOLIA CT](#)
City: GRAPEVINE
Georeference: 46096-A-2
Subdivision: WESTERN OAKS ESTATES
Neighborhood Code: 3C031L

Latitude: 32.9005998063
Longitude: -97.104594877
TAD Map: 2120-448
MAPSCO: TAR-041B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN OAKS ESTATES
Block A Lot 2

Jurisdictions:

CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$530,772

Protest Deadline Date: 5/24/2024

Site Number: 06712819

Site Name: WESTERN OAKS ESTATES-A-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,363

Percent Complete: 100%

Land Sqft^{*}: 9,000

Land Acres^{*}: 0.2066

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:

SELVAGGI ROSE FLETCHER

Primary Owner Address:

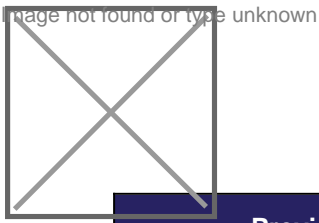
3204 MOGNOLIA CT
GRAPEVINE, TX 76051

Deed Date: 2/14/2025

Deed Volume:

Deed Page:

Instrument: [D225025487](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BETTES THOMAS N	5/29/2003	00167670000149	0016767	0000149
RUTH L TODD	11/9/1998	00135120000527	0013512	0000527
S T S CONSTRUCTION INC	1/30/1998	00130720000153	0013072	0000153
MOCKINGBIRD DEVELOPMENT LTD	1/1/1994	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	\$427,472	\$103,300	\$530,772	\$530,772
2024	\$427,472	\$103,300	\$530,772	\$530,772
2023	\$443,769	\$103,300	\$547,069	\$499,893
2022	\$351,148	\$103,300	\$454,448	\$454,448
2021	\$352,856	\$61,980	\$414,836	\$414,836
2020	\$327,515	\$61,980	\$389,495	\$389,495

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

- 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.