



**Address:** [3208 MAGNOLIA CT](#)  
**City:** GRAPEVINE  
**Georeference:** 46096-A-3  
**Subdivision:** WESTERN OAKS ESTATES  
**Neighborhood Code:** 3C031L

**Latitude:** 32.9003470091  
**Longitude:** -97.10442904  
**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 3

**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:** 1997

**Personal Property Account:** N/A

**Agent:** AMERICAN PROPERTY SERVICES (00577)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$780,081

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

**Site Number:** 06712827

**Site Name:** WESTERN OAKS ESTATES-A-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,310

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,392

**Land Acres<sup>\*</sup>:** 0.3533

**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:**

KHAVARI MOHAMMAD S  
KHAVARI MAHNA

**Primary Owner Address:**

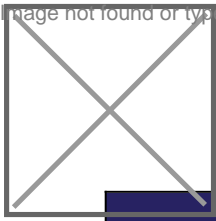
3208 MAGNOLIA CT  
GRAPEVINE, TX 76051-7172

**Deed Date:** 10/14/2003

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D203389025](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN HIEP VAN	5/7/1998	00132470000424	0013247	0000424
GRAHAM HART HOMEBUILDER INC	11/17/1997	00129950000294	0012995	0000294
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 <sup>+</sup>
2025	\$603,381	\$176,700	\$780,081	\$737,906
2024	\$603,381	\$176,700	\$780,081	\$670,824
2023	\$553,300	\$176,700	\$730,000	\$609,840
2022	\$429,105	\$176,700	\$605,805	\$554,400
2021	\$397,980	\$106,020	\$504,000	\$504,000
2020	\$397,980	\$106,020	\$504,000	\$485,795

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.