



**Address:** [1312 GHOST FLOWER DR](#)  
**City:** FORT WORTH  
**Georeference:** 32942E-11A-13  
**Subdivision:** PRESIDIO WEST  
**Neighborhood Code:** 2Z201G

**Latitude:** 32.9172555138  
**Longitude:** -97.3388581805  
**TAD Map:** 2048-452  
**MAPSCO:** TAR-020V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PRESIDIO WEST Block 11A Lot 13

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41614631  
**Site Name:** PRESIDIO WEST-11A-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,264  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,538  
**Land Acres<sup>\*</sup>:** 0.1960  
**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

MAGNONE JAZMIN  
MAGNONE ANGELO

**Primary Owner Address:**

1312 GHOST FLOWER DR  
FORT WORTH, TX 76177

**Deed Date:** 4/28/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220100996](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRUVER MARTIN;GRUVER PATRICIA	5/30/2013	<a href="#">D213140423</a>	00000000	00000000
FIRST TEXAS HOMES INC	1/1/2012	0000000000000000	00000000	00000000



## VALUES

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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	\$427,914	\$100,000	\$527,914	\$527,914
2024	\$427,914	\$100,000	\$527,914	\$527,914
2023	\$459,250	\$90,000	\$549,250	\$549,250
2022	\$376,786	\$70,000	\$446,786	\$446,786
2021	\$312,687	\$70,000	\$382,687	\$382,687
2020	\$268,000	\$70,000	\$338,000	\$338,000

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

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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.