



**Address:** [8801 MAGNOLIA BLOSSOM TR](#)  
**City:** FORT WORTH  
**Georeference:** 10372-1-1  
**Subdivision:** DUVALL EST  
**Neighborhood Code:** 2N300A

**Latitude:** 32.8965990645  
**Longitude:** -97.385188305  
**TAD Map:** 2030-444  
**MAPSCO:** TAR-033G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DUVALL EST Block 1 Lot 1  
LESS HS

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** C1

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** NORTH TEXAS PROPERTY TAX SERV (00855) **Pool:** Y

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

**Notice Value:** \$204,840

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

**Site Number:** 41650921

**Site Name:** DUVALL EST Block 1 Lot 1 LESS HS

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

**Parcels:** 2

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 223,070

**Land Acres<sup>\*</sup>:** 5.1210

<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:**

NCHOPA-AYAFOR CHRISTOPHER

**Primary Owner Address:**

5705 COLETO CREEK CIR  
FORT WORTH, TX 76179-4234

**Deed Date:** 10/23/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224190823](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESQUIVEL MOISES	9/26/2013	<a href="#">D213257398</a>	0000000	0000000
DUVALL SHAWN	1/1/2013	0000000000000000	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	\$0	\$204,840	\$204,840	\$204,840
2024	\$0	\$204,840	\$204,840	\$204,840
2023	\$0	\$204,840	\$204,840	\$204,840
2022	\$0	\$160,000	\$160,000	\$160,000
2021	\$0	\$153,000	\$153,000	\$153,000
2020	\$0	\$153,000	\$153,000	\$153,000

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.