

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42446684

Latitude: 32.7304210946

**TAD Map: 2048-384** 

MAPSCO: TAR-076M

Address: 1455 W MAGNOLIA AVE UNIT 203

City: FORT WORTH Georeference: 24613C---09

Subdivision: MAGNOLIA LOFTS CONDOS (RES)

Neighborhood Code: U4001P

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

## Longitude: -97.34135711

## PROPERTY DATA

Legal Description: MAGNOLIA LOFTS CONDOS (RES) Lot UNIT 203 & 10.0% OF COMMON AREA

Jurisdictions:

CITY OF FORT WORTH (026)
Site Number: 800038091
TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223) CONDOS (RES) UNIT 203 & 10.0% OF COMMON AREA

TARRANT COUNTY Class A3L Residential - Urban Condominium

TARRANT COURATE SELLEGE (225)

FORT WORTH Kapp (2005) nate Size+++: 1,244 State Code: A **Percent Complete: 100%** 

Year Built: 2018 Land Sqft\*: 0

Personal Propertya Ago weet No.000

Agent: None Pool: N

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

**Notice Value: \$384,973** 

Protest Deadline Date: 5/24/2024

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

**CLARK TAMARA JO** ARREDONDO DANIEL J

**Primary Owner Address:** 7508 RHYNER WAY

FORT WORTH, TX 76137

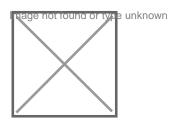
**Deed Date: 1/31/2019** 

**Deed Volume: Deed Page:** 

Instrument: D219020930

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



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$354,973	\$30,000	\$384,973	\$384,973
2024	\$354,973	\$30,000	\$384,973	\$375,389
2023	\$282,824	\$30,000	\$312,824	\$312,824
2022	\$297,308	\$30,000	\$327,308	\$327,308
2021	\$252,071	\$30,000	\$282,071	\$282,071
2020	\$252,705	\$30,000	\$282,705	\$282,705

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• DISABLED VET 70 to 99 PCT 11.22

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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.