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**Address:** [1455 W MAGNOLIA AVE UNIT 305](#)  
**City:** FORT WORTH  
**Georeference:** 24613C---09  
**Subdivision:** MAGNOLIA LOFTS CONDOS (RES)  
**Neighborhood Code:** U4001P

**Latitude:** 32.7304210946  
**Longitude:** -97.34135711  
**TAD Map:** 2048-384  
**MAPSCO:** TAR-076M



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

## PROPERTY DATA

**Legal Description:** MAGNOLIA LOFTS CONDOS  
(RES) Lot UNIT 305 & 12% OF COMMON AREA

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISDA (225)  
**Site Number:** 800038090  
**Site Name:** MAGNOLIA LOFTS CONDOS (RES) UNIT 305 & 12% OF COMMON AREA  
**Site Class:** A3 - Residential - Urban Condominium  
**Parcels:** 1  
**Approximate Size+++:** 1,502

**State Code:** A **Percent Complete:** 100%

**Year Built:** 2018 **Land Sqft\*:** 0

**Personal Property Appraised:** \$0.0000

**Agent:** QUATRO TAX LLC (11627)

**Protest Deadline**

**Date:** 5/24/2024

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
MAGNOLIA LOFTS 305 LLC  
**Primary Owner Address:**  
PO BOX 328  
FORT WORTH, TX 76101

**Deed Date:** 12/31/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219001732](#)

## 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	\$373,918	\$30,000	\$403,918	\$403,918
2024	\$373,918	\$30,000	\$403,918	\$403,918
2023	\$319,204	\$30,000	\$349,204	\$349,204
2022	\$345,355	\$30,000	\$375,355	\$375,355
2021	\$245,000	\$30,000	\$275,000	\$275,000
2020	\$245,000	\$30,000	\$275,000	\$275,000

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.