



Address: [2604 MAGNOLIA CIR](#)
City: WESTLAKE
Georeference: 46195-1-2
Subdivision: WESTLAKE RANCH
Neighborhood Code: 3W050D

Latitude: 32.9712337115
Longitude: -97.2013018356
TAD Map: 2090-472
MAPSCO: TAR-010U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTLAKE RANCH Block 1 Lot 2

Jurisdictions:
TOWN OF WESTLAKE (037)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A
Year Built: 2023
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$1,409,471
Protest Deadline Date: 8/16/2024

Site Number: 800080007
Site Name: WESTLAKE RANCH Block 1 Lot 2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 5,847
Percent Complete: 100%
Land Sqft^{*}: 25,045
Land Acres^{*}: 0.5750
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:
ROONEY JOHN
ROONEY JANICE
Primary Owner Address:
2604 MAGNOLIA CIR
WESTLAKE, TX 76262

Deed Date: 4/3/2025
Deed Volume:
Deed Page:
Instrument: [D225058074](#)

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 ⁺
2025	\$949,471	\$460,000	\$1,409,471	\$1,272,482
2024	\$350,666	\$250,000	\$600,666	\$560,666
2023	\$0	\$175,000	\$175,000	\$175,000
0	\$0	\$0	\$0	\$0

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.