

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 43014421

Address: 2404 SOUTHERN MAGNOLIA DR

City: FORT WORTH
Georeference: 41142-O-12

Subdivision: SYCAMORE LANDING

Neighborhood Code: 4S360S

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

# PROPERTY DATA

Legal Description: SYCAMORE LANDING Block O

Lot 12

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

CROWLEY ISD (912)

State Code: O Year Built: 0

Personal Property Account: N/A Agent: ELLIOTT-WELLMAN (00642)

Notice Sent Date: 4/15/2025 Notice Value: \$28.000

**Protest Deadline Date: 7/12/2024** 

Site Number: 800085238

**Site Name:** SYCAMORE LANDING Block O Lot 12 **Site Class:** O1 - Residential - Vacant Inventory

Latitude: 32.6247022119

**TAD Map:** 2042-348 **MAPSCO:** TAR-104P

Longitude: -97.3554962727

Parcels: 1

Approximate Size+++: 0 Percent Complete: 0% Land Sqft\*: 5,500

Land Acres\*: 0.1263

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

LEGEND CLASSIC HOMES LTD

**Primary Owner Address:** 13141 NORTHWEST FWY HOUSTON, TX 77040

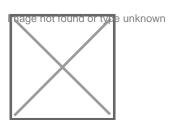
Deed Date: 8/1/2024 Deed Volume: Deed Page:

**Instrument:** D224138472

#### **VALUES**

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



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	\$0	\$28,000	\$28,000	\$28,000
2024	\$0	\$28,000	\$28,000	\$28,000
0	\$0	\$0	\$0	\$0

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

### **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.

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