



**Address:** [1404 W MAGNOLIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37810-3-9-11  
**Subdivision:** SEIDELLS, E F SUBD  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7308188468  
**Longitude:** -97.3406071789  
**TAD Map:** 2048-384  
**MAPSCO:** TAR-076M



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

## PROPERTY DATA

**Legal Description:** SEIDELLS, E F SUBD Block 3  
Lot 9 W 1/2 LOT 9

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** F1

**Year Built:** 1922

**Personal Property Account:** [14508309](#)

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 80194656

**Site Name:** THE LILIPAD

**Site Class:** FSRest - Food Service-Full Service Restaurant

**Parcels:** 3

**Primary Building Name:** THE LILIPAD / 02697793

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 2,500

**Net Leasable Area<sup>+++</sup>:** 2,500

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,500

**Land Acres<sup>\*</sup>:** 0.0573

**Pool:** N

<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:**

MCMP LLC

**Primary Owner Address:**

2736 LIPSCOMB ST  
FORT WORTH, TX 76110

**Deed Date:** 5/31/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219121969](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MITCHELL DWIGHT J;MITCHELL LORE A	8/20/2004	<a href="#">D204267117</a>	0000000	0000000
DAVIES BETTY C TR	2/21/2002	00155160000202	0015516	0000202
DAVIES JAMES B JR	7/3/1984	00078780000926	0007878	0000926
CYNA CORPORATION	12/31/1900	00000000000000	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	\$0	\$0	\$0
2024	\$215,000	\$100,000	\$315,000	\$315,000
2023	\$184,961	\$100,000	\$284,961	\$284,961
2022	\$160,000	\$100,000	\$260,000	\$260,000
2021	\$122,300	\$100,000	\$222,300	\$222,300
2020	\$122,300	\$100,000	\$222,300	\$222,300

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.