

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02697793

Address: 1404 W MAGNOLIA AVE

City: FORT WORTH

Georeference: 37810-3-9-11

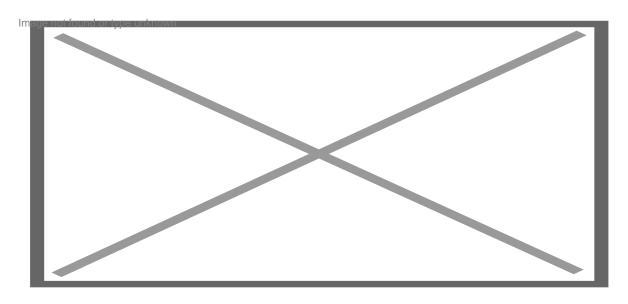
Subdivision: SEIDELLS, E F SUBD

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) ite Name: THE LILIPAD

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** 

+++ Rounded.

Site Number: 80194656

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 3

Primary Building Name: THE LILIPAD / 02697793

Primary Building Type: Commercial Gross Building Area+++: 2,500 Net Leasable Area+++: 2,500 Percent Complete: 100%

**Land Sqft**\*: 2,500 **Land Acres\***: 0.0573

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

Calculated.

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## **OWNER INFORMATION**

Current Owner: Deed Date: 5/31/2019
MCMP LLC Deed Volume:

Primary Owner Address:

2736 LIPSCOMB ST

Deed Page:

FORT WORTH, TX 76110 Instrument: <u>D219121969</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MITCHELL DWIGHT J;MITCHELL LORE A	8/20/2004	D204267117	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*
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.

## **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.