

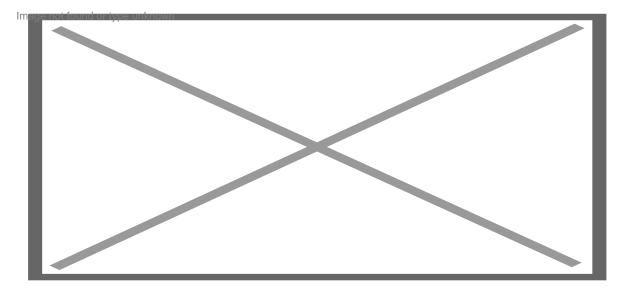
Tarrant Appraisal District Property Information | PDF Account Number: 41606000

Address: 809 W MAGNOLIA AVE

City: FORT WORTH Georeference: 24940-B-4R Subdivision: MARTIN & MOODIE SUBDIVISION Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.7301521781 Longitude: -97.3325938821 TAD Map: 2048-384 MAPSCO: TAR-076M





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

PROPERTY DATA

Legal Description: MARTIN SUBDIVISION Block B Lot 4					
Jurisdictions:					
CITY OF FORT WORTH (026) TARRANT COUNTY (220)					
TARRANT COUNTY (220)					
TARRANT REGIONAL WATER DISTRICT (223)					
TARRANT COUNTY HOSPITAL (224): LandVacComNomImp - Commercial Land with Nominal Imp Value					
TARRANT COUNTY COLLE CE 25)					
FORT WORTH ISD (905)	Primary Building Name:				
State Code: C2C	Primary Building Type:				
Year Built: 0	Gross Building Area ⁺⁺⁺ : 0				
Personal Property Account:Net Leasable Area +++: 0					
Agent: None	Percent Complete: 0%				
Protest Deadline Date: 5/15/2025	Land Sqft*: 13,685				
	Land Acres*: 0.3141				
+++ Rounded.	Pool: N				
* This represents one of a hierarchy					

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of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner: LEO E WANTA & ASSOC INC Primary Owner Address: PO BOX 11007 FORT WORTH, TX 76110

Deed Date: 1/1/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: 000000000000000

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$950	\$547,400	\$548,350	\$548,350
2023	\$950	\$547,400	\$548,350	\$548,350
2022	\$950	\$547,400	\$548,350	\$548,350
2021	\$950	\$547,400	\$548,350	\$548,350
2020	\$950	\$342,125	\$343,075	\$343,075

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.