



**Address:** [245 MAGNOLIA LN](#)  
**City:** WESTWORTH VILLAGE  
**Georeference:** 24615G-1-8  
**Subdivision:** MAGNOLIA WEST  
**Neighborhood Code:** 4C300D

**Latitude:** 32.7565457457  
**Longitude:** -97.4155403085  
**TAD Map:** 2024-396  
**MAPSCO:** TAR-060Y



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

**PROPERTY DATA**

**Legal Description:** MAGNOLIA WEST Block 1 Lot 8

**Jurisdictions:**

- WESTWORTH VILLAGE (032)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** K E ANDREWS & COMPANY (00175)

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

**Site Number:** 800028667  
**Site Name:** MAGNOLIA WEST 1 8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,100  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,619  
**Land Acres<sup>\*</sup>:** 0.1290  
**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:**

RIVERSIDE HOMEBUILDERS LTD

**Primary Owner Address:**

3045 LACKLAND RD  
FORT WORTH, TX 76116

**Deed Date:** 1/29/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224018334](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LACKLAND WESTWORTH VILLAGE LP	4/4/2018	<a href="#">D218074751</a>		
FCWWV LLC	11/21/2017	PLAT 2017		

## 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	\$25,652	\$150,000	\$175,652	\$151,652
2023	\$0	\$105,000	\$105,000	\$105,000
2022	\$0	\$105,000	\$105,000	\$105,000
2021	\$0	\$105,000	\$105,000	\$105,000
2020	\$0	\$105,000	\$105,000	\$105,000

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.