

**Tarrant Appraisal District** 

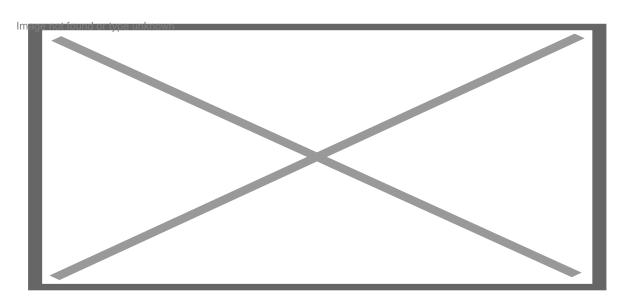
Property Information | PDF

Account Number: 42312785

Address: 209 MAGNOLIA LN
City: WESTWORTH VILLAGE
Georeference: 24615G-1-20
Subdivision: MAGNOLIA WEST
Neighborhood Code: 4C300D

Latitude: 32.7577243658 Longitude: -97.41570164 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

20

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: 800028680

Site Name: MAGNOLIA WEST 1 20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size +++: 3,582
Percent Complete: 100%

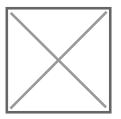
Land Sqft\*: 7,143 Land Acres\*: 0.1640

Pool: N

+++ Rounded

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



### **OWNER INFORMATION**

**Current Owner:** 

REDMON LINCOLN Deed Date: 11/30/2023

REDMON NATALIE

Primary Owner Address:

Deed Volume:

209 MAGNOLIA LN Deed Page:

WESTWORTH VILLAGE, TX 76114 Instrument: D223213582

| Previous Owners               | Date       | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|------------|-------------|-----------|
| RIVERSIDE HOMEBUILDERS LTD    | 10/25/2023 | D223192612 |             |           |
| LACKLAND WESTWORTH VILLAGE LP | 12/3/2019  | D219280398 |             |           |
| VILLAGE HOMES LP              | 12/3/2019  | D219280368 |             |           |
| 1111 LIMITED PARTNERSHIP      | 2/3/2018   | D218028758 |             |           |
| LACKLAND WESTWORTH VILLAGE LP | 2/2/2018   | D218028777 |             |           |

#### **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 | \$569,000          | \$150,000   | \$719,000    | \$719,000        |
| 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.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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



# • HOMESTEAD GENERAL 11.13(b)

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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