



LOCATION

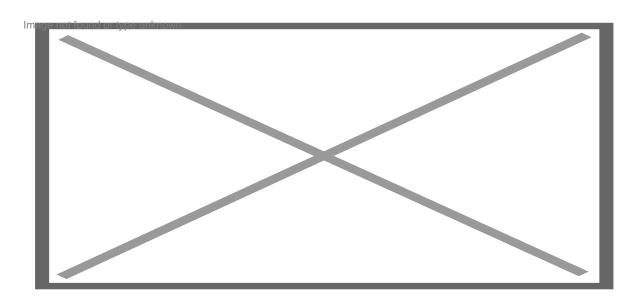
Address: 157 MAGNOLIA LN
City: WESTWORTH VILLAGE
Georeference: 24615G-1-21
Subdivision: MAGNOLIA WEST

Neighborhood Code: 4C300D

**Latitude:** 32.7580050657 **Longitude:** -97.4155550924

**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

21

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: 2018

Personal Property Account: N/A

Agent: None

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

**Site Number:** 800028682

Site Name: MAGNOLIA WEST 1 21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,576
Percent Complete: 100%

Land Sqft\*: 4,965 Land Acres\*: 0.1140

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:

YVETTE R JOHNSON LIVING TRUST

**Primary Owner Address:** 

157 MAGNOLIA LN

FORT WORTH, TX 76114

**Deed Date: 5/21/2020** 

**Deed Volume:** 

**Deed Page:** 

Instrument: D220126076

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON YVETTE R	12/20/2019	D219294767		
JAAVA LLC	2/14/2018	D218034333		
LACKLAND WESTWORTH VILLAGE LP	2/13/2018	D218034349		
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*
2025	\$0	\$0	\$0	\$0
2024	\$566,739	\$150,000	\$716,739	\$716,739
2023	\$544,090	\$150,000	\$694,090	\$694,090
2022	\$545,464	\$150,000	\$695,464	\$695,464
2021	\$577,958	\$150,000	\$727,958	\$727,958
2020	\$598,853	\$150,000	\$748,853	\$748,853

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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