



## LOCATION

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**Address:** [1308 S LAKE ST](#)  
**City:** FORT WORTH  
**Georeference:** 21887-1-3  
**Subdivision:** JOHNSON SUBDIVISION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7302014809  
**Longitude:** -97.3396500849  
**TAD Map:** 2048-384  
**MAPSCO:** TAR-076M



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** JOHNSON SUBDIVISION Block  
1 Lot 3

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** F1

**Year Built:** 1943

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 80116531

**Site Name:** Pie Tap / Effin Egg

**Site Class:** InterimUseComm - Interim Use-Commercial

**Parcels:** 3

**Primary Building Name:** Pie Tap / Effin Egg / 01461966

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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

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**Current Owner:**

MAGNOLIA CLAY LTD

**Primary Owner Address:**

5151 SAN FELIPE STE 1410  
HOUSTON, TX 77056

**Deed Date:** 6/9/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217132380](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1305 MAGNOLIA FW INVESTORS LLC	3/15/2016	<a href="#">D216054479</a>		
FREEBORG LLC	11/18/2005	<a href="#">D205359981</a>	0000000	0000000
MAGNOLIA PLACE JV	1/3/1985	00084150001565	0008415	0001565
LARRY T VAUGHN	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$1,000	\$200,000	\$201,000	\$201,000
2023	\$1,000	\$179,000	\$180,000	\$180,000
2022	\$1,000	\$179,000	\$180,000	\$180,000
2021	\$1,000	\$179,000	\$180,000	\$180,000
2020	\$1,000	\$179,000	\$180,000	\$180,000

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.