

LOCATION

Address: [2226 W MAGNOLIA AVE](#)
City: FORT WORTH
Georeference: 26260-10-36-30
Subdivision: MISTLETOE HEIGHTS ADDN-FTW
Neighborhood Code: 4T010D

Latitude: 32.7308753605
Longitude: -97.3513267793
TAD Map: 2042-384
MAPSCO: TAR-076K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MISTLETOE HEIGHTS ADDN-FTW Block 10 Lot 36 E21'35 & W4'37

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)

Site Number: 01787209
Site Name: MISTLETOE HEIGHTS ADDN-FTW-10-36-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,586
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

State Code: A
Year Built: 1921
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
 CSANADI THOMAS ALLAN
Primary Owner Address:
 2226 W MAGNOLIA AVE
 FORT WORTH, TX 76110-1123

Deed Date: 4/27/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211099754](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COX SHELIA R	11/17/1986	00090100000610	0009010	0000610
HILDERBRAND JEROME	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$282,809	\$150,000	\$432,809	\$432,809
2023	\$304,390	\$150,000	\$454,390	\$411,120
2022	\$230,187	\$150,000	\$380,187	\$373,745
2021	\$225,742	\$130,000	\$355,742	\$339,768
2020	\$178,880	\$130,000	\$308,880	\$308,880

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

- 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.