

## LOCATION

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**Address:** [2108 W MAGNOLIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** A 688-14A  
**Subdivision:** HARRIS, E S SURVEY  
**Neighborhood Code:** APT-Hospital

**Latitude:** 32.7309228083  
**Longitude:** -97.3492285155  
**TAD Map:** 2042-384  
**MAPSCO:** TAR-076L



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:** HARRIS, E S SURVEY Abstract  
688 Tract 14A

**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:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 80642527

**Site Name:** 80642527

**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 1

**Primary Building Name:**

**Primary Building Type:**

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

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

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 10,019

**Land Acres<sup>\*</sup>:** 0.2300

**Pool:** N

+++ Rounded.

\* 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:**

TLM MISTLETOE PROPERTIES LLC

**Primary Owner Address:**

1212 CLARA ST  
FORT WORTH, TX 76110

**Deed Date:** 7/17/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218170080](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARVELLI THOMAS	9/18/2017	<a href="#">D217219338</a>		
VGA LEASING LP	7/6/2007	<a href="#">D207252033</a>	0000000	0000000
MISTLETOE PARTNERS LP	10/3/2002	00160290000169	0016029	0000169
COLONIAL SOUTHWEST INC	11/15/1991	00104520000056	0010452	0000056
BENSON JOHNNIE M	12/31/1985	00084130000417	0008413	0000417
FURGESON A C JR	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	\$0	\$40,076	\$40,076	\$40,076
2023	\$0	\$40,076	\$40,076	\$40,076
2022	\$0	\$40,076	\$40,076	\$40,076
2021	\$0	\$40,076	\$40,076	\$40,076
2020	\$0	\$40,076	\$40,076	\$40,076

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.