



## LOCATION

**Address:** [1455 W MAGNOLIA AVE UNIT 301](#)  
**City:** FORT WORTH  
**Georeference:** 24613C---09  
**Subdivision:** MAGNOLIA LOFTS CONDOS (RES)  
**Neighborhood Code:** U4001P

**Latitude:** 32.7304210946  
**Longitude:** -97.34135711  
**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

**Legal Description:** MAGNOLIA LOFTS CONDOS (RES) Lot UNIT 301 & 12.1% OF COMMON AREA

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH (005)

**Site Number:** 800038095  
**Site Name:** MAGNOLIA LOFTS CONDOS (RES) UNIT 301 & 12.1% OF COMMON AREA  
**Site Class:** A3 - Residential - Urban Condominium  
**Parcels:** 1  
**Approximate Size+++:** 1,510

**State Code:** A **Percent Complete:** 100%

**Year Built:** 2018 **Land Sqft\*:** 0

**Personal Property Account:** N/A  
**Land Acres:** 0.0000

**Agent:** None **Pool:** N

**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:**  
B-RAD HOLDINGS INC  
**Primary Owner Address:**  
6625 YORK ST  
FORT WORTH, TX 76132

**Deed Date:** 9/29/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222238457](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAGNOLIA CONDO LLC	12/31/2018	<a href="#">D219000334</a>		

## 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	\$297,200	\$30,000	\$327,200	\$327,200
2023	\$320,323	\$30,000	\$350,323	\$350,323
2022	\$322,000	\$30,000	\$352,000	\$352,000
2021	\$245,000	\$30,000	\$275,000	\$275,000
2020	\$245,000	\$30,000	\$275,000	\$275,000

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.