



Address: [1013 ERIC AVE](#)
City: ARLINGTON
Georeference: 24610-3-6
Subdivision: MAGNOLIA HEIGHTS ADDITION
Neighborhood Code: 1X050G

Latitude: 32.7472329204
Longitude: -97.1212384941
TAD Map: 2114-392
MAPSCO: TAR-082D



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

PROPERTY DATA

Legal Description: MAGNOLIA HEIGHTS
ADDITION Block 3 Lot 6

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

State Code: A

Year Built: 1955

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01621238

Site Name: MAGNOLIA HEIGHTS ADDITION-3-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,000

Percent Complete: 100%

Land Sqft^{*}: 9,100

Land Acres^{*}: 0.2089

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:
JOHNSON DUNCAN
Primary Owner Address:
1013 ERIC AVE
ARLINGTON, TX 76012-3205

Deed Date: 10/26/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210060683](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON MARG;JOHNSON MCDONNELL L	12/23/2006	000000000000000	0000000	0000000
JOHNSON MARG;JOHNSON MCDONNELL L	12/22/2006	000000000000000	0000000	0000000
JOHNSON MARG;JOHNSON MCDONNELL L	12/31/1900	00029680000259	0002968	0000259

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	\$161,356	\$36,400	\$197,756	\$156,837
2023	\$135,321	\$36,400	\$171,721	\$142,579
2022	\$128,393	\$36,400	\$164,793	\$129,617
2021	\$111,681	\$36,400	\$148,081	\$117,834
2020	\$81,611	\$36,400	\$118,011	\$107,122

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.