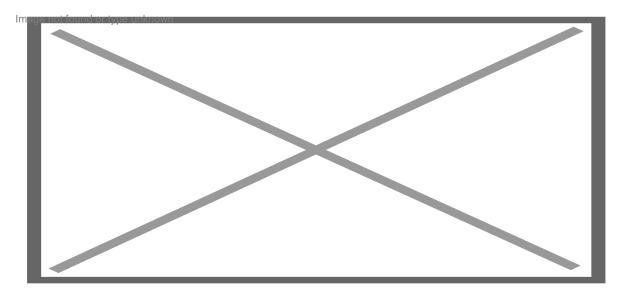


Tarrant Appraisal District Property Information | PDF Account Number: 01621238

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



Tarrant Appraisal District Property Information | PDF

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	000000000000000000000000000000000000000	000000	0000000
JOHNSON MARG; JOHNSON MCDONNELL L	12/22/2006	000000000000000000000000000000000000000	000000	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.