



Address: [1113 ERIC AVE](#)
City: ARLINGTON
Georeference: 24610-3-13
Subdivision: MAGNOLIA HEIGHTS ADDITION
Neighborhood Code: 1X050G

Latitude: 32.7472393234
Longitude: -97.1227318521
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 13

Jurisdictions:

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

State Code: A

Year Built: 1958

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01621300

Site Name: MAGNOLIA HEIGHTS ADDITION-3-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,332

Percent Complete: 100%

Land Sqft^{*}: 9,800

Land Acres^{*}: 0.2249

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:
RINCON ARIADNE
Primary Owner Address:
11103 CANELO RD
WHITTIER, CA 90604

Deed Date: 8/28/2023
Deed Volume:
Deed Page:
Instrument: [D223156596](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANNA BRADLEY;HANNA GABRIELA GABRIELA	8/31/2021	D221270416		
LIVERMAN JEFRY	8/12/2020	D220198741		
ESTES BARBARA JEAN SKAGGS	5/30/2020	D221012706CWD		
SKAGGS DUDLEY LIVING TRUST EST	4/26/2016	D216086145		
SKAGGS DUDLEY S	8/9/2015	D216086146		
SKAGGS DUDLEY S;SKAGGS HENRIETT EST	12/31/1900	00058110000276	0005811	0000276

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	\$191,338	\$39,200	\$230,538	\$230,538
2023	\$159,937	\$39,200	\$199,137	\$199,137
2022	\$151,562	\$39,200	\$190,762	\$190,762
2021	\$45,800	\$39,200	\$85,000	\$85,000
2020	\$95,408	\$39,200	\$134,608	\$134,608

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.