



**Address:** [1301 E ARLINGTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 18100-12-26  
**Subdivision:** HIGHLAND PARK ADDITION-FT WTH  
**Neighborhood Code:** 1H080B

**Latitude:** 32.7220848244  
**Longitude:** -97.3095817736  
**TAD Map:** 2054-380  
**MAPSCO:** TAR-077Q



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

**PROPERTY DATA**

**Legal Description:** HIGHLAND PARK ADDITION-FT  
WTH Block 12 Lot 26

**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:** A  
**Year Built:** 1935  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01243586  
**Site Name:** HIGHLAND PARK ADDITION-FT WTH-12-26  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,152  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1377  
**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:**  
ALVAREZ TERESA  
**Primary Owner Address:**  
1301 E ARLINGTON AVE  
FORT WORTH, TX 76104

**Deed Date:** 6/18/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221183633](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAPITAL PLUS FINANCIAL LLC	12/17/2020	<a href="#">D221009204</a>		
CORDERO MANUEL ARMANDO MARTINEZ;ESTRADA ITZIGUERY MENDEZ	7/10/2020	<a href="#">D220167410</a>		
CAPITAL PLUS FINANCIAL LLC	5/24/2019	<a href="#">D219114362</a>		
HEB HOMES LLC	5/23/2019	<a href="#">D219112419</a>		
JC HOMES LLC	5/7/2019	<a href="#">D219101544</a>		
RODRIGUEZ JOSE;RODRIGUEZ M JUAREZ	5/24/2010	<a href="#">D210122727</a>	0000000	0000000
WEBB LARRY V	4/11/2007	<a href="#">D207128052</a>	0000000	0000000
CAREER ADVANTAGE RESOURCES INC	4/5/2007	<a href="#">D207120613</a>	0000000	0000000
UMTH LENDING COMPANY LP	3/6/2007	<a href="#">D207085482</a>	0000000	0000000
COLEMAN LONNIE LEE;COLEMAN RONNEY	9/22/2006	<a href="#">D206301256</a>	0000000	0000000
IRVING AUDREY LUEEL	9/8/1995	00121030001565	0012103	0001565
EUBANKS-RHYMES YVONNE	7/18/1995	00120320001832	0012032	0001832
EUBANKS TROLLIE	12/31/1900	000000000000000	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	\$70,306	\$18,000	\$88,306	\$88,306
2024	\$70,306	\$18,000	\$88,306	\$88,306
2023	\$77,014	\$18,000	\$95,014	\$95,014
2022	\$60,697	\$5,000	\$65,697	\$65,697
2021	\$56,145	\$5,000	\$61,145	\$61,145
2020	\$62,534	\$5,000	\$67,534	\$67,534

Pending indicates that the property record has not yet been completed for the indicated tax year.

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## EXEMPTIONS / SPECIAL APPRAISAL

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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.