



Address: [1413 E ARLINGTON AVE](#)
City: FORT WORTH
Georeference: 18100-13-17
Subdivision: HIGHLAND PARK ADDITION-FT WTH
Neighborhood Code: 1H080B

Latitude: 32.7221124925
Longitude: -97.3067532157
TAD Map: 2054-380
MAPSCO: TAR-077Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIGHLAND PARK ADDITION-FT
WTH Block 13 Lot 17

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: 2022
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 01243640
Site Name: HIGHLAND PARK ADDITION-FT WTH-13-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,467
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 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:
GARCIA LESILLE
Primary Owner Address:
1413 E ARLINGTON
FORT WORTH, TX 76104

Deed Date: 6/9/2023
Deed Volume:
Deed Page:
Instrument: [D223102823](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FT WORTH AREA HABITAT FOR HUMANITY INC	12/27/2019	D219298723		
MANZANARES LUIS	8/10/2017	D219298722-CWD		
Unlisted	1/4/2017	D217019226		
CLARK FRANCES	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 ⁺
2025	\$132,000	\$18,000	\$150,000	\$150,000
2024	\$144,779	\$18,000	\$162,779	\$162,779
2023	\$243,281	\$18,000	\$261,281	\$261,281
2022	\$0	\$5,000	\$5,000	\$5,000
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000

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

- 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.