

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 01279939

Address: 405 MAGNOLIA ST

City: ARLINGTON

Georeference: 18330-2-2F

Subdivision: HILLCREST ADDITION-ARLINGTON

Neighborhood Code: 1X050E

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

## PROPERTY DATA

Legal Description: HILLCREST ADDITION-ARLINGTON Block 2 Lot 2F BLK 2 LTS 2F 3B 4B

Jurisdictions:

CITY OF ARLINGTON (024) **TARRANT COUNTY (220)** 

TARRANT COUNTY HOSPITAL (224) **TARRANT COUNTY COLLEGE (225)** 

ARLINGTON ISD (901)

State Code: A Year Built: 1937

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Notice Sent Date: 4/15/2025 Notice Value: \$252,009

Protest Deadline Date: 5/24/2024

Latitude: 32.7405382111

Longitude: -97.1193783344 **TAD Map:** 2114-388

MAPSCO: TAR-082H



Site Number: 01279939

Site Name: HILLCREST ADDITION-ARLINGTON-2-2F-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,145 Percent Complete: 100%

**Land Sqft\***: 15,900 Land Acres\*: 0.3650

Pool: N

+++ Rounded.

## OWNER INFORMATION

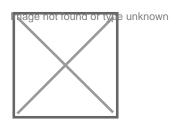
**Current Owner: Deed Date: 8/28/1990** SALZMAN DAVID L Deed Volume: 0010032 **Primary Owner Address: Deed Page: 0001367** 405 MAGNOLIA ST

Instrument: 00100320001367 ARLINGTON, TX 76012-3923

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THEDFORD C W	12/31/1900	00045770000090	0004577	0000090

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$188,409	\$63,600	\$252,009	\$222,105
2024	\$188,409	\$63,600	\$252,009	\$201,914
2023	\$183,938	\$63,600	\$247,538	\$183,558
2022	\$147,385	\$63,600	\$210,985	\$166,871
2021	\$88,101	\$63,600	\$151,701	\$151,701
2020	\$88,101	\$63,600	\$151,701	\$146,495

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

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.