



Address: [310 MAGNOLIA ST](#)
City: ARLINGTON
Georeference: 18330-5-11-30
Subdivision: HILLCREST ADDITION-ARLINGTON
Neighborhood Code: 1X050E

Latitude: 32.739929418
Longitude: -97.1200844139
TAD Map: 2114-388
MAPSCO: TAR-082H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLCREST ADDITION-
ARLINGTON Block 5 Lot 11 11-S1/2 12 BLK 5

Jurisdictions:

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

State Code: A

Year Built: 1950

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$220,233

Protest Deadline Date: 5/24/2024

Site Number: 01280147

Site Name: HILLCREST ADDITION-ARLINGTON-5-11-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 984

Percent Complete: 100%

Land Sqft^{*}: 15,000

Land Acres^{*}: 0.3443

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:

RICH TOMMY E JR

Primary Owner Address:

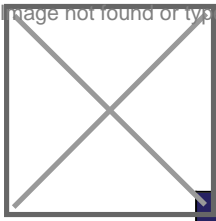
310 MAGNOLIA ST
ARLINGTON, TX 76012-3920

Deed Date: 11/8/1999

Deed Volume: 0014123

Deed Page: 0000368

Instrument: 00141230000368



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAY THOMAS LESLIE	5/28/1983	00075150001906	0007515	0001906
JOE BROWN	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	\$160,233	\$60,000	\$220,233	\$122,685
2024	\$160,233	\$60,000	\$220,233	\$111,532
2023	\$161,664	\$60,000	\$221,664	\$101,393
2022	\$109,698	\$60,000	\$169,698	\$92,175
2021	\$45,000	\$60,000	\$105,000	\$83,795
2020	\$45,000	\$60,000	\$105,000	\$76,177

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.