



Address: [1007 ERIC AVE](#)
City: ARLINGTON
Georeference: 24610-3-3
Subdivision: MAGNOLIA HEIGHTS ADDITION
Neighborhood Code: 1X050G

Latitude: 32.747230605
Longitude: -97.1205826182
TAD Map: 2114-392
MAPSCO: TAR-082D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MAGNOLIA HEIGHTS
ADDITION Block 3 Lot 3

Jurisdictions:

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

State Code: A

Year Built: 1955

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$244,035

Protest Deadline Date: 5/24/2024

Site Number: 01621181

Site Name: MAGNOLIA HEIGHTS ADDITION-3-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,000

Percent Complete: 100%

Land Sqft^{*}: 10,650

Land Acres^{*}: 0.2444

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:

VISHLAGHI NEDA

Primary Owner Address:

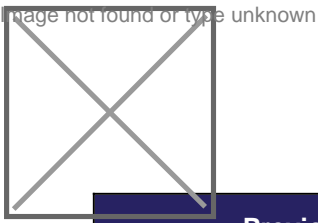
1007 ERIC AVE
ARLINGTON, TX 76012

Deed Date: 10/21/2024

Deed Volume:

Deed Page:

Instrument: [D224192775](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALKER CHRISTA;WALKER ERIC	7/12/2019	D219154674		
HASAN FEROZ;HASAN SKYE	4/18/2007	D207135747	0000000	0000000
ATKINS EVERETT JR;ATKINS MARIAN	1/23/1989	00094960001235	0009496	0001235
BURKHART COLLIE N	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	\$201,435	\$42,600	\$244,035	\$244,035
2024	\$201,435	\$42,600	\$244,035	\$214,711
2023	\$168,130	\$42,600	\$210,730	\$195,192
2022	\$158,858	\$42,600	\$201,458	\$177,447
2021	\$137,538	\$42,600	\$180,138	\$161,315
2020	\$104,050	\$42,600	\$146,650	\$146,650

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.