



**Address:** [1011 ERIC AVE](#)  
**City:** ARLINGTON  
**Georeference:** 24610-3-5  
**Subdivision:** MAGNOLIA HEIGHTS ADDITION  
**Neighborhood Code:** 1X050G

**Latitude:** 32.747232176  
**Longitude:** -97.1210270034  
**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 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:** 1955

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$279,550

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01621211

**Site Name:** MAGNOLIA HEIGHTS ADDITION-3-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,356

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,165

**Land Acres<sup>\*</sup>:** 0.2103

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

BRIZENDINE NICHOLAS CHRISTIAN

**Primary Owner Address:**

1011 ERIC AVE  
ARLINGTON, TX 76012

**Deed Date:** 12/17/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220341237](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OBRIEN MONICA L	6/15/2020	<a href="#">D220137517</a>		
PHIPPS AMY	10/28/2009	<a href="#">D209290630</a>	0000000	0000000
DRUE DAWN LOPEZ;DRUE DEBBIE	10/18/2000	0000000000000000	0000000	0000000
LOPEZ GLORIA SCHMIDT	5/15/1989	00095950001593	0009595	0001593
SCHMIDT AVA L	12/31/1900	0000000000000000	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	\$242,890	\$36,660	\$279,550	\$279,550
2024	\$242,890	\$36,660	\$279,550	\$262,919
2023	\$202,357	\$36,660	\$239,017	\$239,017
2022	\$188,163	\$36,660	\$224,823	\$220,000
2021	\$163,340	\$36,660	\$200,000	\$200,000
2020	\$96,868	\$36,660	\$133,528	\$123,113

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.