



Address: [1101 ERIC AVE](#)
City: ARLINGTON
Georeference: 24610-3-7
Subdivision: MAGNOLIA HEIGHTS ADDITION
Neighborhood Code: 1X050G

Latitude: 32.7472336651
Longitude: -97.121449341
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 7

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 01621246

Site Name: MAGNOLIA HEIGHTS ADDITION-3-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,000

Percent Complete: 100%

Land Sqft^{*}: 9,100

Land Acres^{*}: 0.2089

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:

GRADO DANIEL

GRADO BRIANNA

Primary Owner Address:

1101 ERIC AVE

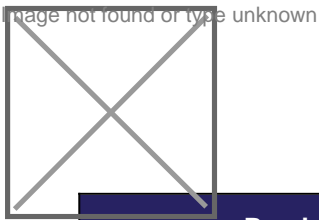
ARLINGTON, TX 76012-3207

Deed Date: 7/15/2020

Deed Volume:

Deed Page:

Instrument: [D220168718](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILL MICHELLE C	10/23/2013	D213278443	0000000	0000000
DICKMAN COREY;DICKMAN COURTNEY	12/1/2010	D210299280	0000000	0000000
WOOD ALBIN C JR;WOOD TERESA L	11/22/2002	00161790000111	0016179	0000111
PEARCE DONALD CHARLES	4/1/1983	00074950000278	0007495	0000278
BREWER BEATRICE	12/31/1900	00029330000307	0002933	0000307

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	\$175,953	\$36,400	\$212,353	\$212,353
2024	\$201,435	\$36,400	\$237,835	\$237,835
2023	\$168,130	\$36,400	\$204,530	\$204,530
2022	\$158,858	\$36,400	\$195,258	\$195,258
2021	\$137,538	\$36,400	\$173,938	\$173,938
2020	\$104,050	\$36,400	\$140,450	\$104,601

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.