



Address: [1103 ERIC AVE](#)
City: ARLINGTON
Georeference: 24610-3-8
Subdivision: MAGNOLIA HEIGHTS ADDITION
Neighborhood Code: 1X050G

Latitude: 32.7472344137
Longitude: -97.1216621316
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 8

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: \$201,654

Protest Deadline Date: 5/24/2024

Site Number: 01621254

Site Name: MAGNOLIA HEIGHTS ADDITION-3-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,048

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:

JOHNSON RAE JEAN

Primary Owner Address:

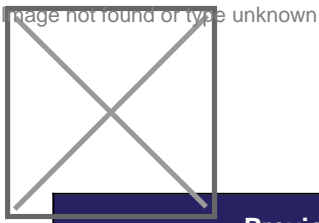
1103 ERIC AVE
ARLINGTON, TX 76012-3207

Deed Date: 4/22/2014

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D214082194](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON RAYMOND E;JOHNSON WANDA J	2/27/2009	D209065081	0000000	0000000
WOOD TERESA L	6/8/2006	D206176601	0000000	0000000
PALMORE-GUEDRY SHELLIE	7/16/1996	00124470001664	0012447	0001664
JONES DOROTHY;JONES E W PRINGLE	5/8/1996	00124470001658	0012447	0001658
PRINGLE RUTH E	11/24/1987	000000000000000	0000000	0000000
PRINGLE A W;PRINGLE RUTH E	12/31/1900	00039070000325	0003907	0000325

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	\$165,254	\$36,400	\$201,654	\$166,258
2024	\$165,254	\$36,400	\$201,654	\$151,144
2023	\$138,432	\$36,400	\$174,832	\$137,404
2022	\$131,289	\$36,400	\$167,689	\$124,913
2021	\$114,068	\$36,400	\$150,468	\$113,557
2020	\$83,173	\$36,400	\$119,573	\$103,234

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.