



Address: [1107 ERIC AVE](#)
City: ARLINGTON
Georeference: 24610-3-10
Subdivision: MAGNOLIA HEIGHTS ADDITION
Neighborhood Code: 1X050G

Latitude: 32.747235913
Longitude: -97.1220873804
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 10

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

State Code: A
Year Built: 1959
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$234,363
Protest Deadline Date: 5/24/2024

Site Number: 01621270
Site Name: MAGNOLIA HEIGHTS ADDITION-3-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,228
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:
THE PERRY FAMILY LIVING TRUST
Primary Owner Address:
10029 TEHAMA RIDGE PKWY
FORT WORTH, TX 76177

Deed Date: 11/23/2015
Deed Volume:
Deed Page:
Instrument: [D215266841](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARREN JANET	8/25/2008	D208336725	0000000	0000000
CORIA CRAIG WILLIAM	9/9/2003	D203337943	0017179	0000173
WARD DAVID R	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	\$197,963	\$36,400	\$234,363	\$234,363
2024	\$197,963	\$36,400	\$234,363	\$234,363
2023	\$190,794	\$36,400	\$227,194	\$227,194
2022	\$158,598	\$36,400	\$194,998	\$194,998
2021	\$114,328	\$36,400	\$150,728	\$150,728
2020	\$114,328	\$36,400	\$150,728	\$150,728

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.