

# Tarrant Appraisal District Property Information | PDF Account Number: 01621289

### Address: 1109 ERIC AVE

City: ARLINGTON Georeference: 24610-3-11 Subdivision: MAGNOLIA HEIGHTS ADDITION Neighborhood Code: 1X050G

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

## PROPERTY DATA

Legal Description: MAGNOLIA HEIGHTS ADDITION Block 3 Lot 11 Jurisdictions: CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901) State Code: A Year Built: 1958 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$208,867 Protest Deadline Date: 5/24/2024 Latitude: 32.7472366608 Longitude: -97.1222998593 TAD Map: 2114-392 MAPSCO: TAR-082D



Site Number: 01621289 Site Name: MAGNOLIA HEIGHTS ADDITION-3-11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,128 Percent Complete: 100% Land Sqft<sup>\*</sup>: 9,100 Land Acres<sup>\*</sup>: 0.2089 Pool: N

#### +++ Rounded.

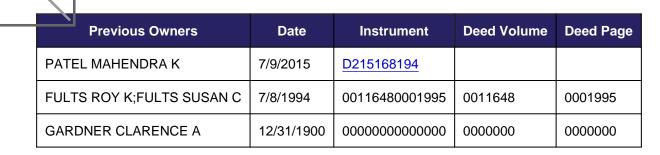
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

# **OWNER INFORMATION**

**Current Owner:** FULTS ROY K FULTS SUSAN C

Primary Owner Address: 1109 ERIC AVE ARLINGTON, TX 76012 Deed Date: 9/14/2015 Deed Volume: Deed Page: Instrument: D215251391

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## VALUES

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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	\$172,467	\$36,400	\$208,867	\$198,031
2024	\$172,467	\$36,400	\$208,867	\$180,028
2023	\$144,381	\$36,400	\$180,781	\$163,662
2022	\$136,898	\$36,400	\$173,298	\$148,784
2021	\$118,865	\$36,400	\$155,265	\$135,258
2020	\$86,562	\$36,400	\$122,962	\$122,962

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.