



**Address:** [1325 KILLIAN DR](#)  
**City:** ARLINGTON  
**Georeference:** 40710-2-1  
**Subdivision:** SUMMIT GROVE ADDITION  
**Neighborhood Code:** 1C200I

**Latitude:** 32.7343899261  
**Longitude:** -97.1274954532  
**TAD Map:** 2114-388  
**MAPSCO:** TAR-082L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUMMIT GROVE ADDITION  
Block 2 Lot 1

**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:** \$344,118

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

**Site Number:** 03015874

**Site Name:** SUMMIT GROVE ADDITION-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,358

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,466

**Land Acres<sup>\*</sup>:** 0.2632

**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:**

DUNN SAM MICHAEL

**Primary Owner Address:**

1325 KILLIAN DR  
ARLINGTON, TX 76013-7501

**Deed Date:** 2/9/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206054608](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNN JUDITH;DUNN SAM MICHAEL	2/8/1988	00092080000775	0009208	0000775
LAWSON WALTER MAX	3/28/1984	00077810001441	0007781	0001441

## 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	\$262,652	\$81,466	\$344,118	\$292,190
2024	\$262,652	\$81,466	\$344,118	\$265,627
2023	\$273,665	\$71,466	\$345,131	\$241,479
2022	\$203,503	\$51,482	\$254,985	\$219,526
2021	\$178,822	\$28,665	\$207,487	\$199,569
2020	\$164,828	\$28,665	\$193,493	\$181,426

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.