



Address: [1304 KILLIAN DR](#)
City: ARLINGTON
Georeference: 40710-2-11
Subdivision: SUMMIT GROVE ADDITION
Neighborhood Code: 1C200I

Latitude: 32.7339000206
Longitude: -97.1263465534
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 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: 1954
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 03015971
Site Name: SUMMIT GROVE ADDITION-2-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,020
Percent Complete: 100%
Land Sqft^{*}: 8,050
Land Acres^{*}: 0.1848
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:
SOVIE BARBARA STEVENS
Primary Owner Address:
PO BOX 19
REDWOOD, NY 13679

Deed Date: 12/1/1998
Deed Volume: 0013622
Deed Page: 0000122
Instrument: 00136220000122

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEVENS JAMES W	11/10/1987	00091240001555	0009124	0001555
ASHLEY NELL BAILEY	12/31/1900	00000000000000	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	\$111,049	\$64,400	\$175,449	\$175,449
2024	\$111,049	\$64,400	\$175,449	\$175,449
2023	\$151,650	\$56,350	\$208,000	\$208,000
2022	\$117,903	\$40,250	\$158,153	\$158,153
2021	\$104,291	\$20,125	\$124,416	\$124,416
2020	\$96,129	\$20,125	\$116,254	\$116,254

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.