



**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<sup>+++</sup>:** 1,020

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,050

**Land Acres<sup>\*</sup>:** 0.1848

**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:**

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 <sup>+</sup>
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.