



Address: [1324 KILLIAN DR](#)
City: ARLINGTON
Georeference: 40710-2-16
Subdivision: SUMMIT GROVE ADDITION
Neighborhood Code: 1C200I

Latitude: 32.7339162231
Longitude: -97.127501456
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 16

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: JACK DOWNING (X0385)

Protest Deadline Date: 5/24/2024

Site Number: 03016048

Site Name: SUMMIT GROVE ADDITION-2-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,834

Percent Complete: 100%

Land Sqft^{*}: 10,912

Land Acres^{*}: 0.2505

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:

LIL' TRUST

Primary Owner Address:

1178 W PIONEER PKWY
ARLINGTON, TX 76013

Deed Date: 6/22/2021

Deed Volume:

Deed Page:

Instrument: [D221189949](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOWNING JACK WILLIAM;DOWNING TAMMY XENA	6/21/2021	D221189948		
DOWNING JACK WILLIAM	3/31/2021	D221096270		
DOWNING JACK WILLIAM;DOWNING WILLIAM DWAIN	7/11/2019	D219152367		
TURNER FAMILY PROPERTY TRUST	2/14/2018	D218048845		
TURNER NADINE V	12/31/1900	00030260000031	0003026	0000031

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	\$160,088	\$80,912	\$241,000	\$241,000
2024	\$178,088	\$80,912	\$259,000	\$259,000
2023	\$253,016	\$70,912	\$323,928	\$323,928
2022	\$173,865	\$50,959	\$224,824	\$187,000
2021	\$142,720	\$27,280	\$170,000	\$170,000
2020	\$142,720	\$27,280	\$170,000	\$170,000

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.