



**Address:** [1014 ABIGAIL DR](#)  
**City:** ARLINGTON  
**Georeference:** 23043D-6-23  
**Subdivision:** LA FRONTERA SOUTH  
**Neighborhood Code:** 1M070F

**Latitude:** 32.6116264686  
**Longitude:** -97.0916286454  
**TAD Map:** 2120-340  
**MAPSCO:** TAR-111U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LA FRONTERA SOUTH Block 6  
Lot 23

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$367,535

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

**Site Number:** 40980200

**Site Name:** LA FRONTERA SOUTH-6-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,305

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,980

**Land Acres<sup>\*</sup>:** 0.1831

**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:**

ETIENNE GERDA

**Primary Owner Address:**

1014 ABIGAIL DR  
ARLINGTON, TX 76002-3033

**Deed Date:** 12/28/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213002034](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLANCO BRENDA LYN; BLANCO JESSE M	6/10/2011	<a href="#">D211140179</a>	0000000	0000000
SEVILLA TERESA G	4/14/2011	<a href="#">D211092295</a>	0000000	0000000
SEVILLA JOSE; SEVILLA TERESA	7/6/2007	<a href="#">D207240690</a>	0000000	0000000
PULTE HOMES OF TEXAS LP	1/1/2006	000000000000000	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	\$255,000	\$55,000	\$310,000	\$310,000
2024	\$312,535	\$55,000	\$367,535	\$328,999
2023	\$329,949	\$55,000	\$384,949	\$299,090
2022	\$286,871	\$30,000	\$316,871	\$271,900
2021	\$217,182	\$30,000	\$247,182	\$247,182
2020	\$217,182	\$30,000	\$247,182	\$247,182

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.