

Tarrant Appraisal District Property Information | PDF

Account Number: 41717414

 Address:
 906 MAGNOLIA ST
 Latitude:
 32.7476963014

 City:
 ARLINGTON
 Longitude:
 -97.1202821198

Georeference: 24610-2-1R TAD Map:

Subdivision: MAGNOLIA HEIGHTS ADDITION MAPSCO: TAR-082D

Neighborhood Code: 1X050G

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

## PROPERTY DATA

Legal Description: MAGNOLIA HEIGHTS

ADDITION Block 2 Lot 1R PER PLAT D214084808

Jurisdictions: Site Number: 141717414

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)

Site Name: MAGNOLIA HEIGHTS ADDITION Block 2 Lot 1R

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

ARLINGTON ISD (901) Approximate Size+++: 1,743
State Code: A Percent Complete: 100%

Year Built: 2015

Land Sqft\*: 9,801

Personal Property Account: N/A

Land Acres\*: 0.2250

Agent: THE RAY TAX GROUP LLC (01008) Pool: N

Notice Sent Date: 4/15/2025 Notice Value: \$315,000

Protest Deadline Date: 5/24/2024

+++ Rounded.

## OWNER INFORMATION

Current Owner: Deed Date: 3/28/2016
ANJUM WASEEM Deed Volume:

Primary Owner Address:

906 MAGNOLIA AVE

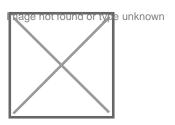
Deed Page:

ARLINGTON, TX 76012 Instrument: D216063890

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEVELOPMENT CORPORATION OF TC	1/1/2014	00000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$247,160	\$39,204	\$286,364	\$231,594
2024	\$275,796	\$39,204	\$315,000	\$210,540
2023	\$247,438	\$39,204	\$286,642	\$191,400
2022	\$134,796	\$39,204	\$174,000	\$174,000
2021	\$134,797	\$39,203	\$174,000	\$159,720
2020	\$138,357	\$35,643	\$174,000	\$145,200

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.