

## LOCATION

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**Address:** [1412 E ARLINGTON AVE](#)

**City:** FORT WORTH

**Georeference:** 18100-14-4

**Subdivision:** HIGHLAND PARK ADDITION-FT WTH

**Neighborhood Code:** 1H080B

**Latitude:** 32.7216023515

**Longitude:** -97.3067741257

**TAD Map:** 2054-380

**MAPSCO:** TAR-077Q



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** HIGHLAND PARK ADDITION-FT  
WTH Block 14 Lot 4

**Jurisdictions:**

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

**Site Number:** 01243748

**Site Name:** HIGHLAND PARK ADDITION-FT WTH-14-4

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 6,750

**Land Acres<sup>\*</sup>:** 0.1549

**Pool:** N

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<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

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**Current Owner:**

RUIZ MA EUGENIA CANTV

**Primary Owner Address:**

1412 E ARLINGTON AVE  
FORT WORTH, TX 76104

**Deed Date:** 6/15/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215166478](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLEMAN ROBERT E	8/3/1989	00096650000745	0009665	0000745
TOROK MICHEAL B	9/17/1986	00086870000755	0008687	0000755
ARMINTHA SANDERS	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	\$0	\$0	\$0	\$0
2024	\$0	\$20,250	\$20,250	\$20,250
2023	\$0	\$20,250	\$20,250	\$20,250
2022	\$0	\$5,000	\$5,000	\$5,000
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000

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.