



## LOCATION

**Address:** [1004 CANDICE LN](#)

**City:** ARLINGTON

**Georeference:** 30710-7-14

**Subdivision:** OAK TREE ESTATES (ARLINGTON)

**Neighborhood Code:** 1C210H

**Latitude:** 32.7176445722

**Longitude:** -97.1175101299

**TAD Map:** 2114-380

**MAPSCO:** TAR-082V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK TREE ESTATES  
(ARLINGTON) Block 7 Lot 14

**Jurisdictions:**

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1953

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02045478

**Site Name:** OAK TREE ESTATES (ARLINGTON)-7-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,042

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,500

**Land Acres<sup>\*</sup>:** 0.1492

**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:**

GARCIA MARGARITO

GARCIA KATIE HEATHER MARIA

**Primary Owner Address:**

526 GUERIN DR

ARLINGTON, TX 76013

**Deed Date:** 6/21/2013

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214269617](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOORE CLARENCE W	5/13/2013	<a href="#">D213124953</a>	0000000	0000000
PENNY JAMES NELSON	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$203,011	\$26,000	\$229,011	\$174,253
2023	\$174,197	\$30,000	\$204,197	\$158,412
2022	\$146,802	\$30,000	\$176,802	\$144,011
2021	\$115,932	\$30,000	\$145,932	\$130,919
2020	\$100,931	\$30,000	\$130,931	\$119,017

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.