

Account Number: 00059684

Address: 315 N PECAN ST

City: ARLINGTON

Georeference: 958-65-6-30

Subdivision: ARLINGTON, ORIGINAL TOWN ADDN

Neighborhood Code: 1X0501

Latitude: 32.740077663 **Longitude:** -97.1079106773

TAD Map: 2120-388 **MAPSCO:** TAR-083E





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

PROPERTY DATA

Legal Description: ARLINGTON, ORIGINAL TOWN

ADDN Block 65 Lot 6 6-W1/2 5 BLK 65

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON DBID (622) ARLINGTON ISD (901)

State Code: A Year Built: 1933

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00059684

Site Name: ARLINGTON, ORIGINAL TOWN ADDN-65-6-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,294
Percent Complete: 100%

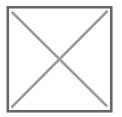
Land Sqft*: 9,375 **Land Acres***: 0.2152

Pool: N

+++ Rounded

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

BELTRAN EDUARDO

BELTRAN MEGAN

Deed Date: 8/9/2019

Beltran Megan

Primary Owner Address:

Deed Volume:

Deed Page: 315 N PECAN ST

ARLINGTON, TX 76011 Instrument: <u>D219177850</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASKENASY GEORGE R	9/4/2007	D207317417	0000000	0000000
DICKERSON JACK B	12/5/1984	00080240000470	0008024	0000470
BASS JAMES A	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*
2025	\$0	\$0	\$0	\$0
2024	\$295,440	\$37,500	\$332,940	\$252,599
2023	\$214,318	\$37,500	\$251,818	\$229,635
2022	\$183,554	\$37,500	\$221,054	\$208,759
2021	\$171,717	\$37,500	\$209,217	\$189,781
2020	\$135,028	\$37,500	\$172,528	\$172,528

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