

Tarrant Appraisal District Property Information | PDF Account Number: 01182579

Address: <u>1721 S PECAN ST</u>

City: ARLINGTON Georeference: 17245-2-13 Subdivision: HARRIS HEIGHTS ADDN-ARLINGTON Neighborhood Code: 1C010T Latitude: 32.7178768273 Longitude: -97.107799603 TAD Map: 2120-380 MAPSCO: TAR-083S





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

PROPERTY DATA

Legal Description: HARRIS HEIGHTS ADDN-ARLINGTON Block 2 Lot 13

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901) State Code: A

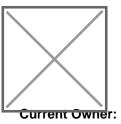
Year Built: 1967 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 01182579 Site Name: HARRIS HEIGHTS ADDN-ARLINGTON-2-13 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,994 Percent Complete: 100% Land Sqft*: 8,775 Land Acres*: 0.2014 Pool: N

+++ Rounded.

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

OWNER INFORMATION





DEAL STEPHEN

Primary Owner Address: 1721 S PECAN ST ARLINGTON, TX 76010-4360 Deed Date: 7/11/2007 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D207250280

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|---|----------------|--------------|
| ASCH BECKY B;ASCH ROBERT M | 8/27/1998 | 00133940000470 | 0013394 | 0000470 |
| MCCORMICK DENNIS C;MCCORMICK SANDRA J | 6/12/1996 | 00124070001299 | 0012407 | 0001299 |
| ELMASRI ABDUL-HAFIZ;ELMASRI ADIB | 2/23/1988 | 00092050001875 | 0009205 | 0001875 |
| GARNHAM HARRY L;GARNHAM PENNY | 9/10/1985 | 00083040002243 | 0008304 | 0002243 |
| WIGGINS BOBBY N | 9/6/1985 | 000000000000000000000000000000000000000 | 000000 | 0000000 |
| WIGGINS BOBBY N | 12/31/1900 | 000000000000000 | 000000 | 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 | \$133,349 | \$66,690 | \$200,039 | \$200,039 |
| 2023 | \$158,449 | \$38,000 | \$196,449 | \$196,449 |
| 2022 | \$152,277 | \$38,000 | \$190,277 | \$186,068 |
| 2021 | \$131,153 | \$38,000 | \$169,153 | \$169,153 |
| 2020 | \$157,230 | \$38,000 | \$195,230 | \$157,830 |

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.