



Address: [1719 S PECAN ST](#)
City: ARLINGTON
Georeference: 17245-2-14
Subdivision: HARRIS HEIGHTS ADDN-ARLINGTON
Neighborhood Code: 1C010T

Latitude: 32.7181003389
Longitude: -97.1076588174
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 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: 1965

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01182587

Site Name: HARRIS HEIGHTS ADDN-ARLINGTON-2-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,458

Percent Complete: 100%

Land Sqft^{*}: 18,360

Land Acres^{*}: 0.4214

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

ESPARZA IVAN JR
FRIAS YAZMIN

Primary Owner Address:

1719 S PECAN ST
ARLINGTON, TX 76010

Deed Date: 1/30/2023

Deed Volume:

Deed Page:

Instrument: [D223016856](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOECKEL DAVID BRIAN EST	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	\$266,604	\$79,745	\$346,349	\$346,349
2023	\$312,380	\$36,100	\$348,480	\$348,480
2022	\$157,785	\$36,100	\$193,885	\$190,601
2021	\$137,174	\$36,100	\$173,274	\$173,274
2020	\$168,542	\$36,100	\$204,642	\$168,460

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.