



Address: [1424 S PECAN ST](#)
City: ARLINGTON
Georeference: 31650-3-D
Subdivision: PARK ROW ADDITION
Neighborhood Code: 1C010M

Latitude: 32.7215124024
Longitude: -97.1092114666
TAD Map: 2120-380
MAPSCO: TAR-083N



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

PROPERTY DATA

Legal Description: PARK ROW ADDITION Block 3
Lot D

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

State Code: A

Year Built: 1980

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02132672

Site Name: PARK ROW ADDITION-3-D

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,449

Percent Complete: 100%

Land Sqft^{*}: 9,450

Land Acres^{*}: 0.2169

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:

SANCHEZ FRANCISCO
SANCHEZ EDITH

Primary Owner Address:

4809 RED BIRCH DR
ARLINGTON, TX 76018-5204

Deed Date: 4/12/2002

Deed Volume: 0015631

Deed Page: 0000205

Instrument: 00156310000205

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KO EGL DELIA;KO EGL ROBERT M	12/31/1900	00069450001168	0006945	0001168

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	\$207,982	\$37,800	\$245,782	\$245,782
2023	\$183,505	\$40,000	\$223,505	\$223,505
2022	\$171,820	\$20,000	\$191,820	\$191,820
2021	\$149,742	\$20,000	\$169,742	\$169,742
2020	\$159,324	\$20,000	\$179,324	\$179,324

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.