



Address: [431 N PECAN ST](#)
City: ARLINGTON
Georeference: 41850-4-4-10
Subdivision: THOMAS, W S HEIRS ADDITION
Neighborhood Code: 1X050I

Latitude: 32.7426784509
Longitude: -97.1077821807
TAD Map: 2120-388
MAPSCO: TAR-083E



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

PROPERTY DATA

Legal Description: THOMAS, W S HEIRS
ADDITION Block 4 Lot 4 N57' LOT 4

Jurisdictions:

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

Site Number: 03126064
Site Name: THOMAS, W S HEIRS ADDITION Block 4 Lot 4 S60.5' LOT 4
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 0

State Code: C1 **Percent Complete:** 100%

Year Built: 1945 **Land Sqft^{*}:** 9,861

Personal Property Account: N/A **Land Acres^{*}:** 0.2263

Agent: None **Pool:** N

Protest Deadline Date:
5/15/2025

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:
OREGONEER LLC
Primary Owner Address:
16510 SE BLUFF RD
SANDY, OR 97055

Deed Date: 7/15/2019
Deed Volume:
Deed Page:
Instrument: [D219153564](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHELAN JOHANNAH C	6/13/2019	D219131524		
PHELAN JOHANNAH C TRUSTEE	5/24/2006	D206161167	0000000	0000000
PHELAN JOHANNAH C	12/31/1900	0000000000000000	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	\$0	\$39,444	\$39,444	\$39,444
2023	\$0	\$39,444	\$39,444	\$39,444
2022	\$0	\$39,444	\$39,444	\$39,444
2021	\$0	\$39,444	\$39,444	\$39,444
2020	\$0	\$39,444	\$39,444	\$39,444

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.