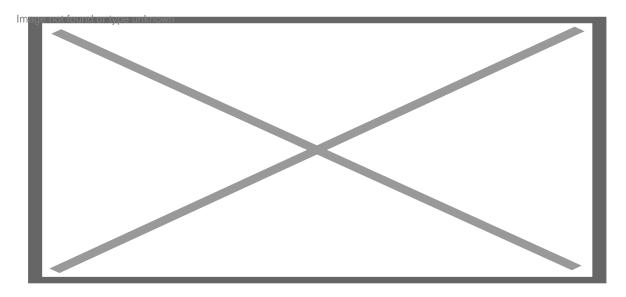


## Tarrant Appraisal District Property Information | PDF Account Number: 04870522

### Address: <u>1608 PECAN CHASE CIR # 25</u> City: ARLINGTON Georeference: 31978C---09 Subdivision: PECAN CHASE CONDOMINIUMS Neighborhood Code: A1A010A

Latitude: 32.7490253938 Longitude: -97.1331909247 TAD Map: 2108-392 MAPSCO: TAR-082B





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

#### PROPERTY DATA

Legal Description: PECAN CHASE CONDOMINIUMS Block C Lot 25 & .009336 OF COMMON AREA

Jurisdictions: CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901) State Code: A Year Built: 1983

Personal Property Account: N/A Agent: PEYCO SOUTHWEST REALTY INC (00506) Protest Deadline Date: 5/15/2025

Site Number: 04870522 Site Name: PECAN CHASE CONDOMINIUMS-C-25 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 627 Percent Complete: 100% Land Sqft<sup>\*</sup>: 0 Land Acres<sup>\*</sup>: 0.0000 Pool: N

+++ Rounded.

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



# Tarrant Appraisal District Property Information | PDF

### **OWNER INFORMATION**

Current Owner: COPE RON

Primary Owner Address: 4207 FAIRWAY DR APT 4 DECORDOVA, TX 76049 Deed Date: 1/12/2007 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D207023293

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REINIG JANET	4/21/2006	D206120891	000000	0000000
LOWRANCE DANIEL S	2/23/2001	00147720000169	0014772	0000169
SPELL MONTE L;SPELL NANCY M	5/8/1991	00102630000569	0010263	0000569
AMERICAN SAVINGS BANK	11/7/1989	00097610000733	0009761	0000733
GRINNELL MELANIE ANN	1/1/1983	00074290001891	0007429	0001891
WESTLEA DEV CO INC	12/31/1900	000000000000000000000000000000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$86,000	\$20,000	\$106,000	\$106,000
2023	\$79,000	\$20,000	\$99,000	\$99,000
2022	\$78,000	\$6,000	\$84,000	\$84,000
2021	\$39,000	\$6,000	\$45,000	\$45,000
2020	\$39,000	\$6,000	\$45,000	\$45,000

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**



# Tarrant Appraisal District Property Information | PDF

#### 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.