



Address: [198 PECAN DR](#)
City: WESTWORTH VILLAGE
Georeference: 31995-1-7
Subdivision: PECAN HOLLOW ADDITION
Neighborhood Code: 4C400E

Latitude: 32.7634003731
Longitude: -97.4086316473
TAD Map: 2024-396
MAPSCO: TAR-060V



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

PROPERTY DATA

Legal Description: PECAN HOLLOW ADDITION
Block 1 Lot 7

Jurisdictions:
WESTWORTH VILLAGE (032)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A
Year Built: 1986
Personal Property Account: N/A
Agent: None

Site Number: 05085055
Site Name: PECAN HOLLOW ADDITION-1-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,523
Percent Complete: 100%
Land Sqft^{*}: 6,567
Land Acres^{*}: 0.1507
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:

MCCOY EDWARD SR

Primary Owner Address:

198 PECAN DR
FORT WORTH, TX 76114-4268

Deed Date: 1/29/2021

Deed Volume:

Deed Page:

Instrument: [D221287487](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCOY EDWARD;MCCOY SHERRY L	8/27/2003	D203323359	0017134	0000129
HATFIELD DAVID;HATFIELD SHAREN	5/27/1994	00116040002311	0011604	0002311
U S A	11/3/1993	00113240002318	0011324	0002318
LEE CHARLES R JR;LEE K P	7/10/1989	00096460001438	0009646	0001438
WILLIAM W HORN & ASSOC INC	8/23/1985	00082870000560	0008287	0000560
PHILLIPS RONALD E	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	\$192,582	\$98,505	\$291,087	\$196,825
2023	\$194,148	\$39,402	\$233,550	\$178,932
2022	\$195,714	\$26,268	\$221,982	\$162,665
2021	\$182,815	\$14,000	\$196,815	\$147,877
2020	\$155,802	\$14,000	\$169,802	\$134,434

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.