

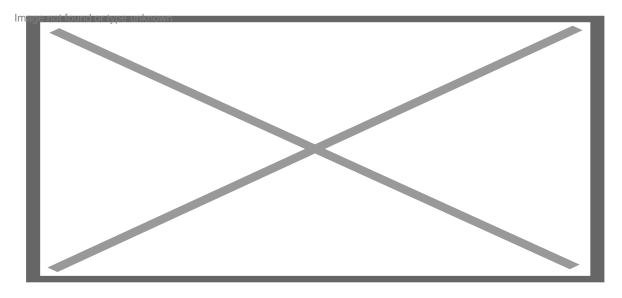


Tarrant Appraisal District Property Information | PDF Account Number: 05085055

Address: <u>198 PECAN DR</u>

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:

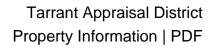
WESTWORTH VILLAGE (032) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: A Year Built: 1986 Personal Property Account: N/A Agent: None

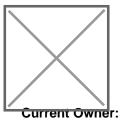
Site Number: 05085055 Site Name: PECAN HOLLOW ADDITION-1-7 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,523 Percent Complete: 100% Land Sqft*: 6,567 Land Acres*: 0.1507 Pool: N

+++ Rounded.

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

OWNER INFORMATION





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
USA	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	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	\$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.