

Tarrant Appraisal District Property Information | PDF Account Number: 06366767

Address: 2033 PECAN LN

City: GRAPEVINE Georeference: 31987-2-2 Subdivision: PECAN GAP SEC II Neighborhood Code: 3S4001 Latitude: 32.9615888601 Longitude: -97.1145947026 TAD Map: 2114-468 MAPSCO: TAR-013W





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

PROPERTY DATA

Legal Description: PECAN GAP SEC II Block 2 Lot 2

Jurisdictions:

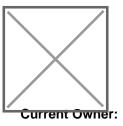
CITY OF GRAPEVINE (011) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CARROLL ISD (919) State Code: A

Year Built: 1993 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06366767 Site Name: PECAN GAP SEC II-2-2 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,042 Percent Complete: 100% Land Sqft*: 7,502 Land Acres*: 0.1722 Pool: N

+++ Rounded.

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

OWNER INFORMATION



SHAH RITU SHARMA SUNEET Primary Owner Address:

2033 PECAN LN GRAPEVINE, TX 76051 Deed Date: 7/27/2020 Deed Volume: Deed Page: Instrument: D220181781

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEICHERT WORKFORCE MOBILITY INC	6/8/2020	D220181780		
KORTE CHRISTOPHER;KORTE JILL	8/18/2014	D214181357		
BEHRENDS LINDA;BEHRENDS RONALD W	9/8/1993	00112310000723	0011231	0000723
BLUEBONNET HOMES	2/9/1993	00109470001369	0010947	0001369
HOWELL RANDY	6/24/1992	00107540001942	0010754	0001942
T R M GROUP	1/1/1989	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	\$443,752	\$129,150	\$572,902	\$481,039
2023	\$426,324	\$129,150	\$555,474	\$437,308
2022	\$311,453	\$86,100	\$397,553	\$397,553
2021	\$313,812	\$86,100	\$399,912	\$399,912
2020	\$280,198	\$77,490	\$357,688	\$357,688

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.