



**Address:** [401 N PECAN ST](#)  
**City:** ARLINGTON  
**Georeference:** 958-87-6-30  
**Subdivision:** ARLINGTON, ORIGINAL TOWN ADDN  
**Neighborhood Code:** 1X050I

**Latitude:** 32.7406162868  
**Longitude:** -97.1079071429  
**TAD Map:** 2120-388  
**MAPSCO:** TAR-083E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARLINGTON, ORIGINAL TOWN  
ADDN Block 87 Lot 6 S87'6-S87'W1/25 BLK 87

**Jurisdictions:**

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

**Site Number:** 00060402

**Site Name:** ARLINGTON, ORIGINAL TOWN ADDN-87-6-30

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 971

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,221

**Land Acres<sup>\*</sup>:** 0.1657

**State Code:** A

**Year Built:** 1950

**Personal Property Account:** N/A

**Agent:** TARRANT PROPERTY TAX SERVICE (00065)

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

401 PECAN SERIES-MCRI LLC

**Primary Owner Address:**

2713 GREENBROOK CT  
GRAPEVINE, TX 76051

**Deed Date:** 5/16/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222133882](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCARRICK ROBERT;MCCARRICK RUTH	12/22/2021	<a href="#">D221380237</a>		
CEDAR GROVE PROPERTIES LLC	3/20/2008	<a href="#">D208111387</a>	0000000	0000000
DICKERSON JACK B	12/27/1996	00126230001793	0012623	0001793
CASH WALTER E	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$127,116	\$28,884	\$156,000	\$156,000
2024	\$146,719	\$28,884	\$175,603	\$175,603
2023	\$102,151	\$28,884	\$131,035	\$131,035
2022	\$101,116	\$28,884	\$130,000	\$130,000
2021	\$97,206	\$28,884	\$126,090	\$126,090
2020	\$74,406	\$28,884	\$103,290	\$103,290

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.