



Address: [402 N PECAN ST](#)
City: ARLINGTON
Georeference: 958-88-1-30
Subdivision: ARLINGTON, ORIGINAL TOWN ADDN
Neighborhood Code: 1X0501

Latitude: 32.7407465782
Longitude: -97.1084277957
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

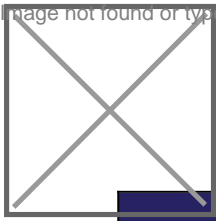
Legal Description: ARLINGTON, ORIGINAL TOWN
ADDN Block 88 Lot 1, 2 & 3 N55'

Jurisdictions:	Site Number: 00060429
CITY OF ARLINGTON (024)	Site Name: ARLINGTON, ORIGINAL TOWN ADDN Block 88 Lot 1, 2 & 3 N55'
TARRANT COUNTY (220)	Site Class: A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	Parcel: 1
TARRANT COUNTY COLLEGE (225)	Approximate Size⁺⁺⁺: 1,154
ARLINGTON ISD (901)	Percent Complete: 100%
State Code: A	Land Sqft[*]: 8,320
Year Built: 1949	Land Acres[*]: 0.1910
Personal Property Account: N/A	Pool: 0
Agent: CHANDLER CROUCH (661780)	
Protest Deadline Date: 5/24/2024	

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

OWNER INFORMATION

Current Owner: CRALLEN LLC SERIES 6	Deed Date: 12/28/2021
Primary Owner Address: 2506 CLAREMONT DR GRAND PRAIRIE, TX 75052	Deed Volume:
	Deed Page:
	Instrument: D221378752



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CEDAR GROVE PROPERTIES LLC	3/20/2008	D208111387	0000000	0000000
DICKERSON JACK B	2/9/2005	D205045633	0000000	0000000
BANK ONE TEXAS NA	6/1/2004	D204185400	0000000	0000000
REYES BERTHA GARCIA	10/14/1993	00113220000999	0011322	0000999
HOLLABAUGH F W	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	\$171,637	\$33,280	\$204,917	\$204,917
2024	\$171,637	\$33,280	\$204,917	\$204,917
2023	\$182,137	\$33,280	\$215,417	\$215,417
2022	\$135,854	\$33,280	\$169,134	\$169,134
2021	\$134,840	\$33,000	\$167,840	\$167,840
2020	\$103,375	\$33,000	\$136,375	\$136,375

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.