



Address: [2016 PECANDALE DR](#)
City: ARLINGTON
Georeference: 2010-2-6
Subdivision: BEL AIR ESTATES ADDITION
Neighborhood Code: 1C200G

Latitude: 32.7296743221
Longitude: -97.1402683439
TAD Map: 2108-384
MAPSCO: TAR-082K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BEL AIR ESTATES ADDITION
Block 2 Lot 6

Jurisdictions:

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

State Code: A

Year Built: 1974

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00145939

Site Name: BEL AIR ESTATES ADDITION-2-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,124

Percent Complete: 100%

Land Sqft^{*}: 9,100

Land Acres^{*}: 0.2089

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:

PRELLWITZ BARBARA

PRELLWITZ RYAN M

Primary Owner Address:

2016 PECANDALE DR
ARLINGTON, TX 76013

Deed Date: 9/18/2015

Deed Volume:

Deed Page:

Instrument: [D215215666](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURPHEY LEONARD W	3/25/2010	D210073426	0000000	0000000
ATCHISON VIVIAN KAY	6/14/2008	D210073425	0000000	0000000
ATCHISON CLARENCE;ATCHISON VIVIAN	6/9/1998	00132690000009	0013269	0000009
GOODRICH JOSEPH	3/5/1998	00131170000238	0013117	0000238
HILL HELEN VAUDINE WALTERS	8/18/1983	00075910000605	0007591	0000605
HILL E D	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	\$153,200	\$72,800	\$226,000	\$226,000
2024	\$171,200	\$72,800	\$244,000	\$244,000
2023	\$193,300	\$63,700	\$257,000	\$242,861
2022	\$175,283	\$45,500	\$220,783	\$220,783
2021	\$161,804	\$40,000	\$201,804	\$201,804
2020	\$161,804	\$40,000	\$201,804	\$201,804

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.