

Tarrant Appraisal District Property Information | PDF Account Number: 00995223

Address: 3312 N PECAN ST

City: FORT WORTH Georeference: 14570-67-6 Subdivision: FOSTEPCO HEIGHTS ADDITION Neighborhood Code: 2M200F

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

PROPERTY DATA

Legal Description: FOSTEPCO HEIGHTS ADDITION Block 67 Lot 6 Jurisdictions: CITY OF FORT WORTH (026) **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: 1952 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$180.319 Protest Deadline Date: 5/24/2024

Latitude: 32.8042184823 Longitude: -97.3457074835 TAD Map: 2042-412 MAPSCO: TAR-048Y



Site Number: 00995223 Site Name: FOSTEPCO HEIGHTS ADDITION-67-6 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,200 Percent Complete: 100% Land Sqft^{*}: 6,250 Land Acres^{*}: 0.1434 Pool: N

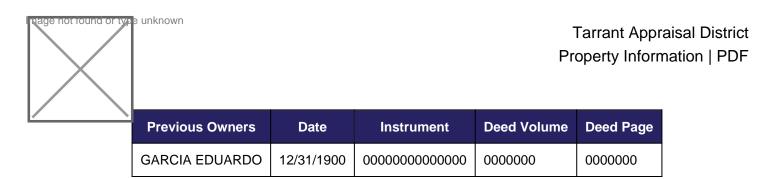
+++ Rounded.

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

OWNER INFORMATION

Current Owner: LADINOS FIDEL F LADINOS ANA M Primary Owner Address: 3312 N PECAN ST FORT WORTH, TX 76106-5931

Deed Date: 2/1/1993 Deed Volume: 0010935 Deed Page: 0002309 Instrument: 00109350002309



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	\$136,569	\$43,750	\$180,319	\$128,651
2024	\$136,569	\$43,750	\$180,319	\$116,955
2023	\$150,669	\$31,250	\$181,919	\$106,323
2022	\$126,395	\$10,000	\$136,395	\$96,657
2021	\$120,563	\$10,000	\$130,563	\$87,870
2020	\$102,599	\$10,000	\$112,599	\$79,882

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.