



Address: [1633 PECAN PARK DR](#)
City: ARLINGTON
Georeference: 24335--4
Subdivision: LOVELACE ADDITION - ARLINGTON
Neighborhood Code: 1X020A

Latitude: 32.7485064233
Longitude: -97.133154205
TAD Map: 2108-392
MAPSCO: TAR-082B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LOVELACE ADDITION -
ARLINGTON Lot 4

Jurisdictions:

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

State Code: A

Year Built: 1978

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$318,000

Protest Deadline Date: 5/24/2024

Site Number: 01615122

Site Name: LOVELACE ADDITION - ARLINGTON-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,905

Percent Complete: 100%

Land Sqft^{*}: 12,948

Land Acres^{*}: 0.2972

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BINA DANIEL
BINA KENDRA

Primary Owner Address:

1633 PECAN PARK DR
ARLINGTON, TX 76012-3044

Deed Date: 10/22/2020

Deed Volume:

Deed Page:

Instrument: [D220285711](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|------------------|-------------|-----------|
| HIGGINBOTHAM LAURA;HIGGINBOTHAM ROBT III | 9/17/1987 | 00090780000456 | 0009078 | 0000456 |
| HAMILTON LARRY M | 5/24/1985 | 00081960000611 | 0008196 | 0000611 |
| CARTER ANDREW J R | 12/31/1900 | 0000000000000000 | 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 | \$177,052 | \$82,948 | \$260,000 | \$260,000 |
| 2024 | \$235,052 | \$82,948 | \$318,000 | \$260,359 |
| 2023 | \$235,915 | \$82,948 | \$318,863 | \$236,690 |
| 2022 | \$232,776 | \$32,370 | \$265,146 | \$215,173 |
| 2021 | \$163,242 | \$32,370 | \$195,612 | \$195,612 |
| 2020 | \$177,212 | \$17,000 | \$194,212 | \$194,212 |

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.