



Address: [1416 S PECAN ST](#)
City: ARLINGTON
Georeference: 31650-3-B
Subdivision: PARK ROW ADDITION
Neighborhood Code: 1C010M

Latitude: 32.7218976648
Longitude: -97.1092085223
TAD Map: 2120-384
MAPSCO: TAR-083N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARK ROW ADDITION Block 3
Lot B

Jurisdictions:

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

State Code: A

Year Built: 1958

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02132656

Site Name: PARK ROW ADDITION-3-B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,701

Percent Complete: 100%

Land Sqft^{*}: 9,450

Land Acres^{*}: 0.2169

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:

WAJAHAT SYED

WAJAHAT SHAGUFTA N

Primary Owner Address:

9440 WESTERN TRL
IRVING, TX 75063

Deed Date: 3/7/2017

Deed Volume:

Deed Page:

Instrument: [D217052718](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WESTOPLEX RENEWAL CO	3/7/2017	D217052717		
HANCOCK GEORGE;HANCOCK WILMA	2/4/2011	D217053977-CWD	0	0
CUNNINGHAM KARMA KAY	4/30/1999	00137940000336	0013794	0000336
G & W PARTNERSHIP	1/2/1997	00126380001357	0012638	0001357
CISNEROS IGNACIO	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	\$212,302	\$37,800	\$250,102	\$250,102
2024	\$212,302	\$37,800	\$250,102	\$250,102
2023	\$171,000	\$40,000	\$211,000	\$211,000
2022	\$170,000	\$20,000	\$190,000	\$190,000
2021	\$88,900	\$20,000	\$108,900	\$108,900
2020	\$88,900	\$20,000	\$108,900	\$108,900

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.