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**Address:** [1819 PECAN PARK DR](#)  
**City:** ARLINGTON  
**Georeference:** 32010-1-1R  
**Subdivision:** PECAN PARK (ARLINGTON)  
**Neighborhood Code:** 1X020M

**Latitude:** 32.7477989429  
**Longitude:** -97.138783713  
**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:** PECAN PARK (ARLINGTON)  
Block 1 Lot 1R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1964

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02180359

**Site Name:** PECAN PARK (ARLINGTON)-1-1R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,654

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,220

**Land Acres<sup>\*</sup>:** 0.2346

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

FLORES CARLOS NAHUM

**Primary Owner Address:**

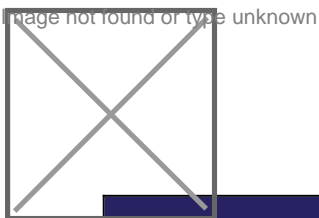
1819 PECAN PARK DR  
ARLINGTON, TX 76012

**Deed Date:** 2/15/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D21903277](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHEEVERS JAMES L	8/1/2018	<a href="#">D218174387</a>		
HEB HOMES LLC	7/31/2018	<a href="#">D218170843</a>		
OUT OF BOUNDS REAL ESTATE INC	12/19/2016	<a href="#">D216297113</a>		
ROBINSON LAURIE	4/8/2016	<a href="#">D216079143</a>		
COMPASS BANK	8/4/2015	<a href="#">D215186746</a>		
HARRIS PHILIP TRAN	10/30/2001	00152360000229	0015236	0000229
LORD JANICE C	1/20/1985	00000000000000	0000000	0000000
HARRIS JANICE CAROL	11/13/1984	00080070002095	0008007	0002095
CHAS EDW HARRIS	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 <sup>+</sup>
2025	\$154,217	\$80,220	\$234,437	\$234,437
2024	\$182,349	\$80,220	\$262,569	\$262,569
2023	\$319,884	\$80,220	\$400,104	\$400,104
2022	\$289,204	\$40,000	\$329,204	\$329,204
2021	\$246,196	\$40,000	\$286,196	\$286,196
2020	\$191,693	\$40,000	\$231,693	\$231,693

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.