



Address: [1807 PECAN PARK DR](#)
City: ARLINGTON
Georeference: 32010-1-7
Subdivision: PECAN PARK (ARLINGTON)
Neighborhood Code: 1X020M

Latitude: 32.7484925771
Longitude: -97.1380089326
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 7

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: None

Protest Deadline Date: 5/24/2024

Site Number: 02180405

Site Name: PECAN PARK (ARLINGTON)-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,416

Percent Complete: 100%

Land Sqft^{*}: 8,305

Land Acres^{*}: 0.1906

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:

CATO MARY LIVING TRUST

Primary Owner Address:

1807 PECAN PARK DR
ARLINGTON, TX 76012-3033

Deed Date: 9/29/2017

Deed Volume:

Deed Page:

Instrument: [D217236929](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CATO MARY E	1/27/1998	00130700000033	0013070	0000033
BADGWELL STEVEN L	9/24/1990	00100570001228	0010057	0001228
ADMINISTRATOR VETERAN AFFAIRS	6/6/1990	00099520001992	0009952	0001992
FOSTER MTG CORP	6/5/1990	00099430001844	0009943	0001844
MANGINELL CAROL;MANGINELL FRANK E	11/3/1986	00087350001250	0008735	0001250
JOHNSON JULIA 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	\$161,802	\$66,440	\$228,242	\$228,242
2024	\$161,802	\$66,440	\$228,242	\$228,242
2023	\$209,777	\$66,440	\$276,217	\$225,161
2022	\$190,819	\$40,000	\$230,819	\$204,692
2021	\$164,221	\$40,000	\$204,221	\$186,084
2020	\$129,927	\$40,000	\$169,927	\$169,167

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.