



Address: [1805 PECAN PARK DR](#)
City: ARLINGTON
Georeference: 32010-1-8R
Subdivision: PECAN PARK (ARLINGTON)
Neighborhood Code: 1X020M

Latitude: 32.7484781741
Longitude: -97.1377796915
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 8R

Jurisdictions:

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

State Code: A

Year Built: 1961

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 02180413

Site Name: PECAN PARK (ARLINGTON)-1-8R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,452

Percent Complete: 100%

Land Sqft^{*}: 11,100

Land Acres^{*}: 0.2548

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:

CASON TIMOTHY R

CASON ASHLEY J

Primary Owner Address:

1805 PECAN PARK DR
ARLINGTON, TX 76012

Deed Date: 5/15/2020

Deed Volume:

Deed Page:

Instrument: [D220114510](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COOK MICHAEL W;COOK PATRICIA C	10/12/2012	D212255679	0000000	0000000
FEDERAL HOME LOAN MORTG CORP	4/3/2012	D212093320	0000000	0000000
ROSS FRANK E	1/16/2006	D206018640	0000000	0000000
ROYAL LAVER;ROYAL WALTER BOREN	6/27/2000	00144050000058	0014405	0000058
ROYAL LAVER;ROYAL WALTER BOREN	6/18/1988	00136150000290	0013615	0000290
ROYAL LAVER;ROYAL WALTER BOREN	7/11/1972	00052770000710	0005277	0000710

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	\$158,900	\$81,100	\$240,000	\$240,000
2024	\$158,900	\$81,100	\$240,000	\$240,000
2023	\$213,888	\$81,100	\$294,988	\$227,700
2022	\$167,000	\$40,000	\$207,000	\$207,000
2021	\$167,000	\$40,000	\$207,000	\$207,000
2020	\$103,335	\$40,000	\$143,335	\$143,335

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.