



Address: [1803 PECAN PARK DR](#)
City: ARLINGTON
Georeference: 32010-1-9R
Subdivision: PECAN PARK (ARLINGTON)
Neighborhood Code: 1X020M

Latitude: 32.7484763476
Longitude: -97.1375418262
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 9R

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: OOWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 02180421

Site Name: PECAN PARK (ARLINGTON)-1-9R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,222

Percent Complete: 100%

Land Sqft^{*}: 10,950

Land Acres^{*}: 0.2513

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:

CHACON LAUREN J
HERNANDEZ IBRAHIM CHACON

Primary Owner Address:

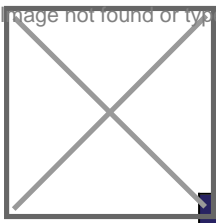
1803 PECAN PARK DR
ARLINGTON, TX 76012

Deed Date: 3/21/2018

Deed Volume:

Deed Page:

Instrument: [D218064140](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ED FARIA ENT LLC	8/4/2017	D217180194		
HEB HOMES LLC	8/3/2017	D217179550		
DUNCAN PHYLLIS	1/25/2014	D217175993		
DUNCAN JIMMIE EST	12/31/1900	000000000000000	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	\$123,505	\$80,950	\$204,455	\$204,455
2024	\$148,040	\$80,950	\$228,990	\$228,990
2023	\$191,830	\$80,950	\$272,780	\$235,982
2022	\$174,529	\$40,000	\$214,529	\$214,529
2021	\$150,254	\$40,000	\$190,254	\$190,254
2020	\$118,937	\$40,000	\$158,937	\$158,937

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.