



**Address:** [1705 PECAN PARK DR](#)  
**City:** ARLINGTON  
**Georeference:** 32010-2-14  
**Subdivision:** PECAN PARK (ARLINGTON)  
**Neighborhood Code:** 1X020M

**Latitude:** 32.7484847659  
**Longitude:** -97.1340659902  
**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 2 Lot 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1957

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 7/12/2024

**Site Number:** 02180642

**Site Name:** PECAN PARK (ARLINGTON)-2-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,098

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,260

**Land Acres<sup>\*</sup>:** 0.2355

**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:**

RUIZ ALEXANDRIA VICTORIA

**Primary Owner Address:**

1705 PECAN PARK DR  
ARLINGTON, TX 76012

**Deed Date:** 9/24/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218213174](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEUIR PHILLIP	8/1/2008	<a href="#">D208303349</a>	0000000	0000000
SECRETARY OF HUD	3/26/2008	<a href="#">D208125780</a>	0000000	0000000
GMAC MORTGAGE CORPORATION	2/22/2008	<a href="#">D208066167</a>	0000000	0000000
SMITH DAWN M	7/16/1999	00139170000543	0013917	0000543
LA RUSSA KATHLEEN;LA RUSSA PHILLIP S	1/30/1996	00122480000126	0012248	0000126
KNIGHT GILBERT	10/5/1989	00097310000081	0009731	0000081
EATON THOMAS P TR JR	9/19/1989	00097310000078	0009731	0000078
EATON THOMAS P JR	5/18/1987	00089550001210	0008955	0001210
EATON THOMAS P	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	\$109,389	\$80,260	\$189,649	\$189,649
2024	\$109,389	\$80,260	\$189,649	\$189,649
2023	\$142,481	\$80,260	\$222,741	\$187,081
2022	\$130,074	\$40,000	\$170,074	\$170,074
2021	\$112,319	\$40,000	\$152,319	\$152,319
2020	\$85,641	\$40,000	\$125,641	\$125,641

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.