



**Address:** [1712 PECAN PARK DR](#)  
**City:** ARLINGTON  
**Georeference:** 32010-3-9  
**Subdivision:** PECAN PARK (ARLINGTON)  
**Neighborhood Code:** 1X020M

**Latitude:** 32.7478873945  
**Longitude:** -97.1348947037  
**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 3 Lot 9

**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:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02180731  
**Site Name:** PECAN PARK (ARLINGTON)-3-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,648  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,570  
**Land Acres<sup>\*</sup>:** 0.2426  
**Pool:** Y

<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:**  
CHAVEZ CANDADO S  
MENDOZA LUCIA QUINONES  
**Primary Owner Address:**  
1712 PECAN DR  
ARLINGTON, TX 76012

**Deed Date:** 9/12/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217210660](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOND JAMES EST;BOND LINDA	2/14/2005	000000000000000	0000000	0000000
BOND JAMES EST;BOND LINDA	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 <sup>+</sup>
2025	\$169,697	\$80,570	\$250,267	\$250,267
2024	\$169,697	\$80,570	\$250,267	\$250,267
2023	\$213,857	\$80,570	\$294,427	\$255,510
2022	\$192,282	\$40,000	\$232,282	\$232,282
2021	\$168,569	\$40,000	\$208,569	\$208,569
2020	\$133,078	\$40,000	\$173,078	\$154,156

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.