



**Address:** [1709 NUECES TR](#)  
**City:** ARLINGTON  
**Georeference:** 32010-3-17-30  
**Subdivision:** PECAN PARK (ARLINGTON)  
**Neighborhood Code:** 1X020M

**Latitude:** 32.7474894225  
**Longitude:** -97.134641559  
**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 17 17-W25'16 BLK 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1972

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02180812

**Site Name:** PECAN PARK (ARLINGTON)-3-17-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,032

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,550

**Land Acres<sup>\*</sup>:** 0.0814

**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:**

KOWIS KENNETH R JR

KOWIS HAYLEY A

**Primary Owner Address:**

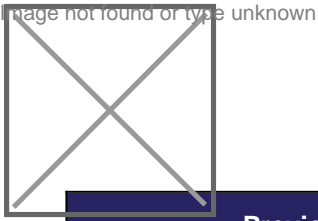
1709 NUECES TRL  
ARLINGTON, TX 76012

**Deed Date:** 3/25/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220071889](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SELF JACQUELYNN;SELF MICHAEL R	9/13/1999	00140150000197	0014015	0000197
SELF JACQUELYNN;SELF MICHAEL R	10/23/1992	00108230001898	0010823	0001898
SHUGART QUANAH J;SHUGART SUSAN D	10/14/1983	00076420001589	0007642	0001589
GARY L LOMENICK	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	\$165,115	\$28,400	\$193,515	\$193,515
2024	\$165,115	\$28,400	\$193,515	\$193,515
2023	\$221,578	\$28,400	\$249,978	\$227,968
2022	\$167,244	\$40,000	\$207,244	\$207,244
2021	\$167,244	\$40,000	\$207,244	\$207,244
2020	\$115,757	\$40,000	\$155,757	\$155,757

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.