



Address: [1721 NUECES TR](#)
City: ARLINGTON
Georeference: 32010-3-23
Subdivision: PECAN PARK (ARLINGTON)
Neighborhood Code: 1X020M

Latitude: 32.7475013755
Longitude: -97.1360463617
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 23

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)
State Code: A
Year Built: 1969
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02180863
Site Name: PECAN PARK (ARLINGTON)-3-23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,731
Percent Complete: 100%
Land Sqft^{*}: 9,870
Land Acres^{*}: 0.2265
Pool: Y

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
KRAHMER FE
Primary Owner Address:
6687 MOUNTAIN SKY RD
FRISCO, TX 75036

Deed Date: 10/15/2018
Deed Volume:
Deed Page:
Instrument: [D218230592](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GITTIBAN ARSALAN	3/31/1999	00137530000104	0013753	0000104
GITTIBAN MARY	5/4/1994	00000000000000	0000000	0000000
GITTIBAN ARSALAN	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 ⁺
2025	\$218,400	\$78,960	\$297,360	\$297,360
2024	\$218,400	\$78,960	\$297,360	\$297,360
2023	\$282,664	\$78,960	\$361,624	\$361,624
2022	\$253,391	\$40,000	\$293,391	\$293,391
2021	\$218,714	\$40,000	\$258,714	\$258,714
2020	\$196,826	\$40,000	\$236,826	\$236,826

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

There are no exemptions for this property

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.