



Address: [423 N PECAN ST](#)
City: ARLINGTON
Georeference: 41850-2-2A
Subdivision: THOMAS, W S HEIRS ADDITION
Neighborhood Code: 1X050I

Latitude: 32.7419946651
Longitude: -97.1078667552
TAD Map: 2120-388
MAPSCO: TAR-083E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: THOMAS, W S HEIRS
ADDITION Block 2 Lot 2A

Jurisdictions:

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

State Code: A

Year Built: 1940

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$205,497

Protest Deadline Date: 5/24/2024

Site Number: 03126005

Site Name: THOMAS, W S HEIRS ADDITION-2-2A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 680

Percent Complete: 100%

Land Sqft^{*}: 11,475

Land Acres^{*}: 0.2634

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:

SANDATE MACLOVIA
SANDATE BELIA MART

Primary Owner Address:

423 N PECAN ST
ARLINGTON, TX 76011-7152

Deed Date: 10/8/1997

Deed Volume: 0012948

Deed Page: 0000554

Instrument: 00129480000554

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOENIG ALVIN L;HOENIG C J HARCROW	12/9/1993	00113640001262	0011364	0001262
KILPATRICK JOHN KENNETH	2/27/1992	00105640000803	0010564	0000803
KILPATRICK MINNIE	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	\$159,597	\$45,900	\$205,497	\$113,864
2024	\$159,597	\$45,900	\$205,497	\$103,513
2023	\$137,072	\$45,900	\$182,972	\$94,103
2022	\$102,775	\$45,900	\$148,675	\$85,548
2021	\$97,029	\$45,900	\$142,929	\$77,771
2020	\$74,799	\$45,900	\$120,699	\$70,701

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.