



Address: [431 N PECAN ST](#)
City: ARLINGTON
Georeference: 41850-4-4-10
Subdivision: THOMAS, W S HEIRS ADDITION
Neighborhood Code: 1X050I

Latitude: 32.7426784509
Longitude: -97.1077821807
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 4 Lot 4 N57' LOT 4

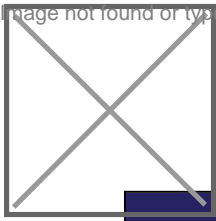
Jurisdictions:	Site Number: 03126064
CITY OF ARLINGTON (024)	Site Name: THOMAS, W S HEIRS ADDITION Block 4 Lot 4 S60.5' LOT 4
TARRANT COUNTY (220)	Site Class: A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	Parcels: 2
TARRANT COUNTY COLLEGE (225)	Approximate Size⁺⁺⁺: 0
ARLINGTON ISD (901)	Percent Complete: 100%
State Code: C1	Land Sqft[*]: 9,861
Year Built: 1945	Land Acres[*]: 0.2263
Personal Property Account: N/A	Pool: N
Agent: None	
Protest Deadline Date: 5/24/2024	

+++ Rounded.

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

OWNER INFORMATION

Current Owner: AKERE ADETOLA ABOSEDE AKERE MOSHOOD Primary Owner Address: 3905 BIG FORK TR MCKINNEY, TX 75070	Deed Date: 4/30/2025 Deed Volume: Deed Page: Instrument: D225078932
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Previous Owners	Date	Instrument	Deed Volume	Deed Page
OREGONEER LLC	7/15/2019	D219153564		
PHELAN JOHANNAH C	6/13/2019	D219131524		
PHELAN JOHANNAH C TRUSTEE	5/24/2006	D206161167	0000000	0000000
PHELAN JOHANNAH C	12/31/1900	0000000000000000	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	\$0	\$39,444	\$39,444	\$39,444
2024	\$0	\$39,444	\$39,444	\$39,444
2023	\$0	\$39,444	\$39,444	\$39,444
2022	\$0	\$39,444	\$39,444	\$39,444
2021	\$0	\$39,444	\$39,444	\$39,444
2020	\$0	\$39,444	\$39,444	\$39,444

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.