



**Address:** [517 PECAN ACRES CT](#)  
**City:** ARLINGTON  
**Georeference:** 31975C-Q-517  
**Subdivision:** PECAN ACRES CONDOMINIUMS  
**Neighborhood Code:** A1A010D

**Latitude:** 32.7312405081  
**Longitude:** -97.1426970009  
**TAD Map:** 2108-384  
**MAPSCO:** TAR-082J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PECAN ACRES  
CONDOMINIUMS Block Q Lot 517 & .04 OF  
COMMON AREA

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1981

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 04630017

**Site Name:** PECAN ACRES CONDOMINIUMS-Q-517

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,218

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**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:**

PDTM PROPERTY LLC  
PHAM NHU P

**Primary Owner Address:**

10725 AUDALIA RD # 103  
DALLAS, TX 75238

**Deed Date:** 5/21/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218109235](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUSSELL JUDY	6/18/2002	00157620000331	0015762	0000331
YAW VALERIE A	8/15/1999	00139750000001	0013975	0000001
CAVANAGH VALERIE A	6/20/1991	00102990000233	0010299	0000233
FED NATIONAL MORTGAGE ASSOC	4/1/1991	00102260000452	0010226	0000452
GLENDALE FEDERAL BANK	3/4/1991	00101880001127	0010188	0001127
FULLER JANET LEE	12/11/1986	00087770001107	0008777	0001107
DERR MILDRED	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	\$124,818	\$30,000	\$154,818	\$154,818
2024	\$154,000	\$30,000	\$184,000	\$184,000
2023	\$161,478	\$30,000	\$191,478	\$191,478
2022	\$148,493	\$14,000	\$162,493	\$162,493
2021	\$108,000	\$14,000	\$122,000	\$122,000
2020	\$108,000	\$14,000	\$122,000	\$122,000

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.