



**Address:** [518 PECAN ACRES CT](#)  
**City:** ARLINGTON  
**Georeference:** 31975C-O-518  
**Subdivision:** PECAN ACRES CONDOMINIUMS  
**Neighborhood Code:** A1A010D

**Latitude:** 32.7311078229  
**Longitude:** -97.1432292323  
**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 O Lot 518 & .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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$183,804

**Protest Deadline Date:** 5/15/2025

**Site Number:** 04630025

**Site Name:** PECAN ACRES CONDOMINIUMS-O-518

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,120

**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:**

FERNANDEZ DAVID  
FERNANDEZ MARIA F

**Primary Owner Address:**

518 PECAN ACRES CT  
ARLINGTON, TX 76013-7119

**Deed Date:** 5/25/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212130696](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TURNER JULIE D;TURNER ROBERT	12/13/2000	00146580000395	0014658	0000395
TURNER JULIE DENISE	5/24/1996	00000000000000	0000000	0000000
DAVIS JULIE D	5/1/1995	00119690000187	0011969	0000187
FDIC-FSLIC RESOLUTION FUND	5/16/1994	00117160001188	0011716	0001188
COLONIAL SAVINGS	7/6/1993	00111670002052	0011167	0002052
PECAN ACRES JV	1/1/1982	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	\$153,804	\$30,000	\$183,804	\$143,953
2024	\$153,804	\$30,000	\$183,804	\$130,866
2023	\$155,108	\$30,000	\$185,108	\$118,969
2022	\$143,376	\$14,000	\$157,376	\$108,154
2021	\$106,194	\$14,000	\$120,194	\$98,322
2020	\$107,072	\$14,000	\$121,072	\$89,384

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.