



**Address:** [520 PECAN ACRES CT](#)  
**City:** ARLINGTON  
**Georeference:** 31975C-O-520  
**Subdivision:** PECAN ACRES CONDOMINIUMS  
**Neighborhood Code:** A1A010D

**Latitude:** 32.7310393384  
**Longitude:** -97.1432028151  
**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 520 & .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:** 04630041

**Site Name:** PECAN ACRES CONDOMINIUMS-O-520

**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:**

PATEL HETAL

**Primary Owner Address:**

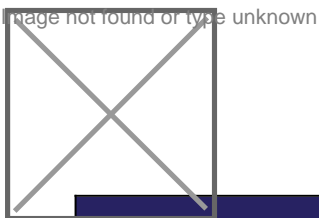
3930 GLADE RD STE 108-323  
COLLEYVILLE, TX 76034

**Deed Date:** 5/31/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219131913](#)



| Previous Owners                  | Date       | Instrument                 | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| TFHSP LLC                        | 5/28/2019  | <a href="#">D219113210</a> |             |           |
| PECAN ACRES COURT 520 LAND TRUST | 2/20/2018  | <a href="#">D218036548</a> |             |           |
| CHAI JASMINE N                   | 12/20/2016 | <a href="#">D216298382</a> |             |           |
| BLAKE DAVID T                    | 12/3/1999  | 00141310000470             | 0014131     | 0000470   |
| COLONIAL SAVINGS FA              | 4/6/1999   | 00137430000240             | 0013743     | 0000240   |
| CLARK HELEN;CLARK THELMA         | 1/1/1982   | 000000000000000            | 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 | \$119,488          | \$30,000    | \$149,488    | \$149,488                    |
| 2024 | \$141,000          | \$30,000    | \$171,000    | \$171,000                    |
| 2023 | \$149,000          | \$30,000    | \$179,000    | \$179,000                    |
| 2022 | \$101,000          | \$14,000    | \$115,000    | \$115,000                    |
| 2021 | \$101,000          | \$14,000    | \$115,000    | \$115,000                    |
| 2020 | \$92,859           | \$12,141    | \$105,000    | \$105,000                    |

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.