



**Address:** [524 PECAN ACRES CT](#)  
**City:** ARLINGTON  
**Georeference:** 31975C-O-524  
**Subdivision:** PECAN ACRES CONDOMINIUMS  
**Neighborhood Code:** A1A010D

**Latitude:** 32.7309136323  
**Longitude:** -97.1431849205  
**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 524 & .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)

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

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

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

**Site Number:** 04630092

**Site Name:** PECAN ACRES CONDOMINIUMS-O-524

**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:**

ALLBRITTON SARA M

**Primary Owner Address:**

524 PECAN ACRES CT  
ARLINGTON, TX 76013

**Deed Date:** 8/11/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217187683](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDLI CONSTRUCTION LLC	6/12/2017	<a href="#">D217137019</a>		
HEB HOMES LLC	6/9/2017	<a href="#">D217136925</a>		
PHILLIPS MICHAEL	5/31/2017	<a href="#">D217136926</a>		
FROESE JOHN J JR	5/25/1999	00138590000477	0013859	0000477
SHAFFER WILLIAM L	1/4/1990	00098080001577	0009808	0001577
CONNECTICUT NATIONAL BANK	1/3/1990	00098080001574	0009808	0001574
COLONIAL SAVINGS & LOAN ASSN	7/5/1988	00093250000149	0009325	0000149
COLONIAL SAVINGS & LOAN	1/5/1988	00091700001848	0009170	0001848
RICHARDS BARNA A	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	\$153,804	\$30,000	\$183,804	\$175,975
2024	\$153,804	\$30,000	\$183,804	\$159,977
2023	\$155,108	\$30,000	\$185,108	\$145,434
2022	\$143,376	\$14,000	\$157,376	\$132,213
2021	\$106,194	\$14,000	\$120,194	\$120,194
2020	\$111,000	\$14,000	\$125,000	\$123,366

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.