

# Tarrant Appraisal District Property Information | PDF Account Number: 04658396

### Address: 201 PECAN ST

City: FORT WORTH Georeference: 14437-29-18 Subdivision: FORT WORTH ORIGINAL TOWN Neighborhood Code: A4D010A

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

# PROPERTY DATA

Latitude: 32.7582359041 Longitude: -97.3284094246 TAD Map: 2048-396 MAPSCO: TAR-063W



<b>Legal Description:</b> FORT WORTH ORIGINAL TOWN Block 29 Lot 18 PORTION WITH EXEMPTION 85% OF VALUE	
Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CFW PID #1 - DOWNTOWN (601) FORT WORTH ISD (905) State Code: A Year Built: 1999 Agent: None Notice Sent Date: 4/15/2025	Site Number: 04658396 Site Name: FORT WORTH ORIGINAL TOWN-29-18-E1 Site Class: A1 - Residential - Single Family Parcels: 2 Approximate Size+++: 3,679 Percent Complete: 100% Land Sqft*: 5,000 Land Acres*: 0.1147 Pool: Y
Notice Value: \$636,561	

+++ Rounded.

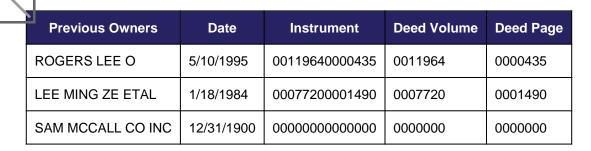
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

#### **OWNER INFORMATION**

Protest Deadline Date: 5/24/2024

Current Owner: VALENTINE MATTHEW Primary Owner Address: 4060 TRAVIS ST #15 DALLAS, TX 75204

Deed Date: 4/7/2025 Deed Volume: Deed Page: Instrument: D225060104



# 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	\$568,561	\$68,000	\$636,561	\$636,561
2024	\$565,000	\$68,000	\$633,000	\$596,907
2023	\$495,043	\$47,600	\$542,643	\$542,643
2022	\$449,842	\$47,600	\$497,442	\$497,442
2021	\$451,687	\$47,600	\$499,287	\$499,287
2020	\$452,589	\$47,600	\$500,189	\$500,189

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.