



**Address:** [1600 PECAN CHASE CIR # 04](#)  
**City:** ARLINGTON  
**Georeference:** 31978C---09  
**Subdivision:** PECAN CHASE CONDOMINIUMS  
**Neighborhood Code:** A1A010A

**Latitude:** 32.7490253938  
**Longitude:** -97.1331909247  
**TAD Map:** 2108-392  
**MAPSCO:** TAR-082B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PECAN CHASE  
CONDOMINIUMS Block A Lot 4 & .008308 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  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04870298  
**Site Name:** PECAN CHASE CONDOMINIUMS-A-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 558  
**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:**  
GYEBI FELIX n  
**Primary Owner Address:**  
314 N EAST ST #1  
ARLINGTON, TX 76011

**Deed Date:** 4/23/2010  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D210097917](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STALEY GEORGE K;STALEY JOAN	10/24/1990	00100850000233	0010085	0000233
AMERICAN SAVINGS BANK	5/1/1990	00099610000210	0009961	0000210
COLONIAL SAVINGS & LOAN ASSOC	10/3/1989	00097330002042	0009733	0002042
DUCATO DEBORAH;DUCATO JAS ETUX PAT	4/28/1983	00074970000060	0007497	0000060
WESTLEA DEVELOPMENT CO INC	4/1/1983	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	\$60,000	\$20,000	\$80,000	\$80,000
2024	\$70,000	\$20,000	\$90,000	\$90,000
2023	\$75,000	\$20,000	\$95,000	\$95,000
2022	\$74,964	\$6,000	\$80,964	\$80,964
2021	\$54,610	\$6,000	\$60,610	\$38,796
2020	\$55,062	\$6,000	\$61,062	\$35,269

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.