



**Address:** [1608 PECAN CHASE CIR # 24](#)  
**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 C Lot 24 & .012180 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:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$110,000

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

**Site Number:** 04870514

**Site Name:** PECAN CHASE CONDOMINIUMS-C-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 818

**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:**

GIPSON DEVIN LOUIS

**Primary Owner Address:**

1608 PECAN CHASE CIR #24  
ARLINGTON, TX 76012

**Deed Date:** 3/4/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225037358](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	1/11/2012	<a href="#">D212027710</a>	0000000	0000000
BANC OF AMERICA FUNDING CORP	10/5/2011	<a href="#">D211245348</a>	0000000	0000000
PECAN CHASE OWNER'S ASSN INC	1/4/2011	<a href="#">D211007891</a>	0000000	0000000
SCOLASTICO KEVIN S	1/18/2006	<a href="#">D206025584</a>	0000000	0000000
JOHNSON DAVE	10/2/2001	00151780000552	0015178	0000552
WELLER THOMAS DANIEL	3/25/1982	00072680000806	0007268	0000806
WESTLEA DEVELOPMENT CO INC	3/24/1982	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	\$90,000	\$20,000	\$110,000	\$110,000
2024	\$90,000	\$20,000	\$110,000	\$110,000
2023	\$83,000	\$20,000	\$103,000	\$103,000
2022	\$97,988	\$6,000	\$103,988	\$103,988
2021	\$47,000	\$6,000	\$53,000	\$53,000
2020	\$47,000	\$6,000	\$53,000	\$53,000

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.