



Address: [196 PECAN DR](#)
City: WESTWORTH VILLAGE
Georeference: 31995-1-8
Subdivision: PECAN HOLLOW ADDITION
Neighborhood Code: 4C400E

Latitude: 32.7632336557
Longitude: -97.408567841
TAD Map: 2024-396
MAPSCO: TAR-060V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PECAN HOLLOW ADDITION
Block 1 Lot 8
Jurisdictions:
WESTWORTH VILLAGE (032)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)
State Code: A
Year Built: 1986
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$288,067
Protest Deadline Date: 5/24/2024

Site Number: 05085063
Site Name: PECAN HOLLOW ADDITION-1-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,544
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
Pool: N

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

OWNER INFORMATION

Current Owner:
PECAN MLPC LLC
Primary Owner Address:
777 TAYLOR SUITE 1126
FORT WORTH, TX 76102
Deed Date: 8/30/2024
Deed Volume:
Deed Page:
Instrument: [D224155912](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAMES T AYRES REV LIV TR	6/21/2012	D212154264	0000000	0000000
WALDEN HAYLEY A;WALDEN JASON	12/31/2002	00162980000315	0016298	0000315
STEPHENS DEBORA K;STEPHENS JOE E	11/7/1986	00087430001938	0008743	0001938
WM W HORN & ASSOC INC	8/23/1985	00082870000560	0008287	0000560
PHILLIPS RONALD E	12/31/1900	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 ⁺
2025	\$194,317	\$93,750	\$288,067	\$288,067
2024	\$194,317	\$93,750	\$288,067	\$280,076
2023	\$195,897	\$37,500	\$233,397	\$233,397
2022	\$197,477	\$25,000	\$222,477	\$163,829
2021	\$157,186	\$14,000	\$171,186	\$148,935
2020	\$157,186	\$14,000	\$171,186	\$135,395

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.