



Address: [194 PECAN DR](#)
City: WESTWORTH VILLAGE
Georeference: 31995-1-9
Subdivision: PECAN HOLLOW ADDITION
Neighborhood Code: 4C400E

Latitude: 32.7630492286
Longitude: -97.4085459708
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 9
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: \$290,000
Protest Deadline Date: 5/24/2024

Site Number: 05085071
Site Name: PECAN HOLLOW ADDITION-1-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,656
Percent Complete: 100%
Land Sqft^{*}: 8,925
Land Acres^{*}: 0.2048
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: 5/6/2024
Deed Volume:
Deed Page:
Instrument: [D224080319](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NOLES SCOTT	3/26/2024	D224051738		
GOMEZ ARTURO	1/17/2024	D224009091		
HEB HOMES LLC	1/16/2024	D224008238		
ROTTLER KATHARINE NEVILLE	11/24/2012	00000000000000	0000000	0000000
WEEKS-NEVILLE KATHERINE	12/30/2007	D208003977	0000000	0000000
DICKINSON RICHARD V	7/11/1994	D206398198	0000000	0000000
DICKINSON ELLA M;DICKINSON RICHARD V	12/17/1993	00113830000996	0011383	0000996
ADMINISTRATOR VETERAN AFFAIRS	5/7/1993	00110520002335	0011052	0002335
CHARLES F CURRY COMPANY	5/4/1993	00110460000992	0011046	0000992
WHITWORTH GARY	2/18/1987	00088450000848	0008845	0000848
WM W HORN & ASSOC INC	8/23/1985	00082870000560	0008287	0000560
PHILLIPS RONALD E	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 ⁺
2025	\$181,150	\$108,850	\$290,000	\$290,000
2024	\$181,150	\$108,850	\$290,000	\$210,573
2023	\$211,251	\$53,550	\$264,801	\$191,430
2022	\$212,955	\$35,700	\$248,655	\$174,027
2021	\$198,853	\$14,000	\$212,853	\$158,206
2020	\$169,327	\$14,000	\$183,327	\$143,824

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.