



Address: [1614 PECAN CHASE CIR # 45](#)
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 D Lot 45 & .012295 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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 05177065

Site Name: PECAN CHASE CONDOMINIUMS-D-45

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 824

Percent Complete: 100%

Land Sqft^{*}: 0

Land Acres^{*}: 0.0000

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:

ORIENTAL JC REALTY LLC

Primary Owner Address:

1126 N FIELDER RD
ARLINGTON, TX 76012

Deed Date: 2/8/2022

Deed Volume:

Deed Page:

Instrument: [D222036287](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHEN XUANMING	1/4/2022	D222010530		
COPE RONALD D;JACKSON JAMES R JR	6/27/2008	D208270255	0000000	0000000
HILLEROD PROPERTIES LP	1/30/2004	D204038018	0000000	0000000
HOLMES RON;HOLMES WANDA	10/13/1992	00108200001873	0010820	0001873
TEXAS COMMERCE BANK ARL NA	4/2/1991	00102170000208	0010217	0000208
WHITE LARRY B	4/8/1987	00092480001467	0009248	0001467
E R V ENTERPRISES INC	12/5/1984	00080250000271	0008025	0000271
WESTLEA DEV CO INC	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	\$97,000	\$20,000	\$117,000	\$117,000
2024	\$97,000	\$20,000	\$117,000	\$117,000
2023	\$90,000	\$20,000	\$110,000	\$110,000
2022	\$98,443	\$6,000	\$104,443	\$104,443
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.