



**Address:** [606 N PECAN ST](#)  
**City:** ARLINGTON  
**Georeference:** 1910-2-2  
**Subdivision:** BEARDEN ADDITION  
**Neighborhood Code:** 1X0501

**Latitude:** 32.7443969857  
**Longitude:** -97.1082821922  
**TAD Map:** 2120-392  
**MAPSCO:** TAR-083E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BEARDEN ADDITION Block 2  
Lot 2 & 3

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1940

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$381,198

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

**Site Number:** 05669952

**Site Name:** BEARDEN ADDITION-2-2-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,202

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,000

**Land Acres<sup>\*</sup>:** 0.3213

**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:**

PEREZ CARLOS A  
PEREZ ELVIRA

**Primary Owner Address:**

606 N PECAN ST  
ARLINGTON, TX 76011-7157

**Deed Date:** 2/25/1999

**Deed Volume:** 0013689

**Deed Page:** 0000456

**Instrument:** 00136890000456

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLOUGHBY SARAH MARGARET	4/24/1995	00119490000916	0011949	0000916
WILLOUGHBY SARAH MARGARET	2/19/1988	00095060000897	0009506	0000897
WILLOUGHBY SARAH P	1/28/1986	00084400001580	0008440	0001580
WILLOUGHBY GLENN	1/1/1984	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	\$293,080	\$31,920	\$325,000	\$165,641
2024	\$349,278	\$31,920	\$381,198	\$150,583
2023	\$246,938	\$31,920	\$278,858	\$136,894
2022	\$216,215	\$31,920	\$248,135	\$124,449
2021	\$173,367	\$31,920	\$205,287	\$113,135
2020	\$152,570	\$31,920	\$184,490	\$102,850

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

- HOMESTEAD GENERAL 11.13(b)

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.