



Address: [3344 PECAN HOLLOW CT](#)
City: GRAPEVINE
Georeference: 46096-3-16
Subdivision: WESTERN OAKS ESTATES
Neighborhood Code: 3C031L

Latitude: 32.8969140982
Longitude: -97.1039315492
TAD Map: 2120-444
MAPSCO: TAR-041F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN OAKS ESTATES
Block 3 Lot 16

Jurisdictions:

CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$616,124

Protest Deadline Date: 5/24/2024

Site Number: 06467628
Site Name: WESTERN OAKS ESTATES-3-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,647
Percent Complete: 100%
Land Sqft^{*}: 10,133
Land Acres^{*}: 0.2326
Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

STEPHENSON CHERYL

Primary Owner Address:

3344 PECAN HOLLOW CT
GRAPEVINE, TX 76051-7167

Deed Date: 6/21/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210152942](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMMONS EDWARD B;SIMMONS JENA S	6/23/2003	00168630000180	0016863	0000180
FANNIE MAE	4/1/2003	00165520000052	0016552	0000052
COCANOWER S C TR	3/4/2003	00164600000088	0016460	0000088
FRAME TRACEY ANN	9/29/1998	00135580000471	0013558	0000471
NIXON DORIS V	9/28/1998	00134630000004	0013463	0000004
FRAME TRACEY ANN	9/11/1998	00135580000471	0013558	0000471
HILL LISA D	11/1/1996	00125720002165	0012572	0002165
CENTEX REAL ESTATE CORP	10/31/1990	00100880000597	0010088	0000597
TARFIVE INC	1/1/1990	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	\$499,824	\$116,300	\$616,124	\$616,124
2024	\$499,824	\$116,300	\$616,124	\$566,938
2023	\$497,338	\$116,300	\$613,638	\$515,398
2022	\$374,624	\$116,300	\$490,924	\$468,544
2021	\$356,169	\$69,780	\$425,949	\$425,949
2020	\$356,169	\$69,780	\$425,949	\$425,949

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.