



Address: [3357 PECAN HOLLOW CT](#)
City: GRAPEVINE
Georeference: 46096-3-23
Subdivision: WESTERN OAKS ESTATES
Neighborhood Code: 3C031L

Latitude: 32.8967795062
Longitude: -97.103394432
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 23

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: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 06467695
Site Name: WESTERN OAKS ESTATES-3-23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,559
Percent Complete: 100%
Land Sqft^{*}: 9,581
Land Acres^{*}: 0.2199
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:

RICHTER KEVIN S
STONE CAITLIN

Primary Owner Address:

3357 PECAN HOLLOW CT
GRAPEVINE, TX 76051

Deed Date: 1/10/2019
Deed Volume:
Deed Page:
Instrument: [D219005734](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOTT JERRY L JR;LOTT LINDSEY M	12/11/2014	D214268554		
SOFRANEC MARGARET A	6/27/2011	D211263274	0000000	0000000
MCGOVERN;MCGOVERN KEN J SR	3/30/2007	D207118393	0000000	0000000
MCGOVERN KEVIN;MCGOVERN TRACY L	2/23/1998	00132510000183	0013251	0000183
LANE BARBARA S;LANE JAMES S	4/14/1995	00119400000700	0011940	0000700
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	\$425,050	\$109,950	\$535,000	\$535,000
2024	\$425,050	\$109,950	\$535,000	\$535,000
2023	\$437,050	\$109,950	\$547,000	\$490,600
2022	\$336,050	\$109,950	\$446,000	\$446,000
2021	\$347,311	\$65,970	\$413,281	\$413,281
2020	\$337,847	\$65,970	\$403,817	\$403,817

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.