



Address: [3353 PECAN HOLLOW CT](#)
City: GRAPEVINE
Georeference: 46096-3-24
Subdivision: WESTERN OAKS ESTATES
Neighborhood Code: 3C031L

Latitude: 32.8969962283
Longitude: -97.1033686628
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 24

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: \$611,186

Protest Deadline Date: 5/24/2024

Site Number: 06467709

Site Name: WESTERN OAKS ESTATES-3-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,916

Percent Complete: 100%

Land Sqft^{*}: 8,869

Land Acres^{*}: 0.2036

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:

WELCHEL STEVEN R
WELCHEL KATHY

Primary Owner Address:

3353 PECAN HOLLOW CT
GRAPEVINE, TX 76051-7152

Deed Date: 6/3/2021

Deed Volume:

Deed Page:

Instrument: [D221166857](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELCHEL KATHY;WELCHEL STEVEN R	9/28/1994	00117450000509	0011745	0000509
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	\$509,386	\$101,800	\$611,186	\$611,186
2024	\$509,386	\$101,800	\$611,186	\$587,864
2023	\$506,668	\$101,800	\$608,468	\$534,422
2022	\$384,038	\$101,800	\$485,838	\$485,838
2021	\$386,925	\$61,080	\$448,005	\$448,005
2020	\$376,299	\$61,080	\$437,379	\$437,379

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.