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**Address:** [3341 PECAN HOLLOW CT](#)  
**City:** GRAPEVINE  
**Georeference:** 46096-3-27  
**Subdivision:** WESTERN OAKS ESTATES  
**Neighborhood Code:** 3C031L

**Latitude:** 32.8975711821  
**Longitude:** -97.1031570295  
**TAD Map:** 2120-444  
**MAPSCO:** TAR-041F



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

## PROPERTY DATA

**Legal Description:** WESTERN OAKS ESTATES  
Block 3 Lot 27

**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:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$746,369

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

**Site Number:** 06467733

**Site Name:** WESTERN OAKS ESTATES-3-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,453

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,784

**Land Acres<sup>\*</sup>:** 0.2016

**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:**

TABOR TERRY D  
AUSTIN RYANE A

**Primary Owner Address:**

3341 PECAN HOLLOW CT  
GRAPEVINE, TX 76051

**Deed Date:** 11/21/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219271219](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPH PROPERTY ONE LLC	9/6/2019	<a href="#">D219204306</a>		
DARSONA ENTERPRISES INC	9/25/1998	00134580000808	0013458	0000808
BAYAA MONA;BAYAA NAZIH N	9/25/1998	00134580000808	0013458	0000808
DARSONA ENT INC	4/17/1998	00131850000061	0013185	0000061
SALYER & ASSOCIATES INC	6/18/1996	00124160001143	0012416	0001143
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 <sup>+</sup>
2025	\$645,519	\$100,850	\$746,369	\$673,340
2024	\$645,519	\$100,850	\$746,369	\$612,127
2023	\$640,358	\$100,850	\$741,208	\$556,479
2022	\$449,023	\$100,850	\$549,873	\$505,890
2021	\$399,390	\$60,510	\$459,900	\$459,900
2020	\$399,390	\$60,510	\$459,900	\$459,900

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.