



**Address:** [3333 PECAN HOLLOW CT](#)  
**City:** GRAPEVINE  
**Georeference:** 46096-3-29  
**Subdivision:** WESTERN OAKS ESTATES  
**Neighborhood Code:** 3C031L

**Latitude:** 32.8979450219  
**Longitude:** -97.1028247594  
**TAD Map:** 2120-448  
**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 29

**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:** \$790,000

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

**Site Number:** 06467768  
**Site Name:** WESTERN OAKS ESTATES-3-29  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,728  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,354  
**Land Acres<sup>\*</sup>:** 0.3065  
**Pool:** Y

<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:**

CARMEN FAMILY TRUST

**Primary Owner Address:**

3333 PECAN HOLLOW CT  
GRAPEVINE, TX 76051

**Deed Date:** 8/22/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219243734](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARMEN JOHN R;CARMEN SALLY M	7/31/2003	<a href="#">D203283898</a>	0017022	0000168
ROYAL LEPAGE REL SERV INTERN	2/16/2003	00168660000032	0016866	0000032
KOVAC JOHN N;KOVAC PATRICIA R	7/31/1996	00124620001472	0012462	0001472
DENAULT JOHN S;DENAULT KATHERINE	2/23/1995	00118900000821	0011890	0000821
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	\$636,700	\$153,300	\$790,000	\$790,000
2024	\$636,700	\$153,300	\$790,000	\$725,395
2023	\$606,700	\$153,300	\$760,000	\$659,450
2022	\$490,427	\$153,300	\$643,727	\$599,500
2021	\$453,020	\$91,980	\$545,000	\$545,000
2020	\$453,020	\$91,980	\$545,000	\$545,000

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.