



Address: [712 N PECAN ST](#)
City: ARLINGTON
Georeference: 1910-2-11R
Subdivision: BEARDEN ADDITION
Neighborhood Code: M1A02A

Latitude: 32.7455955468
Longitude: -97.10825933
TAD Map: 2120-392
MAPSCO: TAR-083A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BEARDEN ADDITION Block 2
Lot 11R

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: B
Year Built: 2002
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40011763
Site Name: BEARDEN ADDITION-2-11R
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 2,709
Percent Complete: 100%
Land Sqft^{*}: 10,498
Land Acres^{*}: 0.2410
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:
TRAN LINH HUYNH
Primary Owner Address:
1415 TREVINO DR
ARLINGTON, TX 76014-3467

Deed Date: 6/10/2023
Deed Volume:
Deed Page:
Instrument: [D223110416](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN LINH HUYNH;TRAN SON HOANG	10/30/2006	D207166977	0000000	0000000
TRAN S;TRAN SACH THI NGUYEN INC	1/1/2002	000000000000000	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	\$495,938	\$41,992	\$537,930	\$537,930
2024	\$495,938	\$41,992	\$537,930	\$537,930
2023	\$412,450	\$41,992	\$454,442	\$454,442
2022	\$316,275	\$41,992	\$358,267	\$358,267
2021	\$251,944	\$41,992	\$293,936	\$293,936
2020	\$276,366	\$15,747	\$292,113	\$292,113

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

There are no exemptions for this property

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.