



**Latitude:** 32.9402854841  
**Longitude:** -97.1411475684  
**TAD Map:** 2108-460  
**MAPSCO:** TAR-026K



**City:**  
**Georeference:** 31978H-1-1  
**Subdivision:** PECAN CREEK  
**Neighborhood Code:** RET-Southlake Town Square

Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PECAN CREEK Block 1 Lot 1

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** F1

**Year Built:** 2003

**Personal Property Account:** Multi

**Agent:** BLACKWELL & DUNCAN (05602)

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

**Notice Value:** \$3,938,862

**Protest Deadline Date:** 6/17/2024

**Site Number:** 80838146

**Site Name:** PECAN CREEK

**Site Class:** RETNBHD - Retail-Neighborhood Shopping Center

**Parcels:** 1

**Primary Building Name:** PECAN CREEK - BLDG I / 40332047

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 11,497

**Net Leasable Area<sup>+++</sup>:** 11,497

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 75,968

**Land Acres<sup>\*</sup>:** 1.7440

**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:**

PECAN CREEK SHOP CNTR DALLAS

**Primary Owner Address:**

8235 DOUGLAS AVE STE 720  
DALLAS, TX 75225

**Deed Date:** 7/13/2004

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D204236624](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ELIOT HOUSE PARTNERS I LP	1/1/2003	0000000000000000	00000000	00000000

## 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	\$2,799,327	\$1,139,535	\$3,938,862	\$3,820,992
2024	\$2,044,625	\$1,139,535	\$3,184,160	\$3,184,160
2023	\$1,742,711	\$1,139,535	\$2,882,246	\$2,882,246
2022	\$2,012,631	\$835,659	\$2,848,290	\$2,848,290
2021	\$1,762,088	\$835,659	\$2,597,747	\$2,597,747
2020	\$1,464,341	\$835,659	\$2,300,000	\$2,300,000

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

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.