



Address: [1420 DAWN DR N](#)
City: PELICAN BAY
Georeference: 32060C-10-9
Subdivision: PELICAN BAY ADDITION
Neighborhood Code: 2Y300L

Latitude: 32.9171301991
Longitude: -97.5192731977
TAD Map: 1994-452
MAPSCO: TAR-015V



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

PROPERTY DATA

Legal Description: PELICAN BAY ADDITION Block
10 Lot 9 1999 AMERICAN HOMESTAR 16 X 66 LB#
PFS0607752 GALAXY LE

Jurisdictions:

- CITY OF PELICAN BAY (036)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- AZLE ISD (915)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02187167

Site Name: PELICAN BAY ADDITION-10-9

Site Class: A2 - Residential - Mobile Home

Parcels: 1

Approximate Size⁺⁺⁺: 1,056

Percent Complete: 100%

Land Sqft^{*}: 8,223

Land Acres^{*}: 0.1887

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:

PEREZ ADAN RANGEL
PEREZ VALENTINA OFELIA RANGEL

Deed Date: 3/31/2023

Deed Volume:

Deed Page:

Instrument: [D223055389](#)

Primary Owner Address:

1420 DAWN DR N
AZLE, TX 76020

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CABALLERO J FRANCISCO DELGADO;MONTES ESTHELA RUIZ	8/25/2021	D221248088		
HARRISON REX ERIC	8/9/2021	D221233727		
JOHNSON JEREMY A	2/25/2017	D217098123		
BAXTER CLARA F	2/24/2017	D215179515		
BAXTER CLARA F	10/6/2012	D212252333	0000000	0000000
HALSEY NELL ETAL	3/3/2012	00000000000000	0000000	0000000
DUTCHER BEVERLY DAILEY ESTATE	3/28/2000	00000000000000	0000000	0000000
DUTCHER BEVERLY;DUTCHER FRANK EST	12/31/1900	00050820000742	0005082	0000742

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	\$0	\$0	\$0	\$0
2024	\$13,239	\$28,320	\$41,559	\$41,559
2023	\$13,748	\$28,320	\$42,068	\$42,068
2022	\$14,258	\$13,216	\$27,474	\$27,474
2021	\$14,767	\$13,216	\$27,983	\$27,983
2020	\$15,276	\$7,000	\$22,276	\$22,276



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.