

## Tarrant Appraisal District Property Information | PDF Account Number: 02187183

#### Address: 1432 DAWN DR N

City: PELICAN BAY Georeference: 32060C-10-11 Subdivision: PELICAN BAY ADDITION Neighborhood Code: 2Y300L Latitude: 32.9172403041 Longitude: -97.5189275237 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 11 1984 REDMAN 24 X 48 LB# TEX0196435 WALDEN

#### 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: 1984

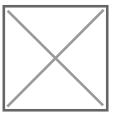
rear built: 1964

Personal Property Account: N/A

Agent: None Protest Deadline Date: 5/15/2025 Site Number: 02187183 Site Name: PELICAN BAY ADDITION-10-11 Site Class: A2 - Residential - Mobile Home Parcels: 1 Approximate Size<sup>+++</sup>: 1,152 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,166 Land Acres<sup>\*</sup>: 0.1645 Pool: N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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### **OWNER INFORMATION**

# Current Owner:

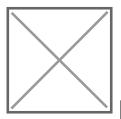
MCGLADE JOEL WALLACE

Primary Owner Address: 1107 GREENSPOINT TERR APT 404 FORT WORTH, TX 76112 Deed Date: 5/3/2023 Deed Volume: Deed Page: Instrument: D223076752

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1432 DAWN INVESTMENT TRUST	2/20/2023	D223027090		
ILLE MATTHEW DOUGLAS;ILLE SIERRA LEANN	12/30/2018	MH00729649		
ILLE MATTHEW DOUGLAS;ILLE SIERRA LEANN	7/13/2018	<u>D218159386</u>		
FINSTAD CARTER S;FINSTAD ROBIN	6/19/2006	D206259687	0000000	0000000
STEELE BILLIE G;STEELE M KIRCHNER	12/9/2005	D205372341	0000000	0000000
DIGGS MARVIN	8/20/2002	00167370000122	0016737	0000122
AZLE ISD	6/5/2001	00150160000448	0015016	0000448
COX COLINDA;COX MICHAEL	11/16/1987	00091370000713	0009137	0000713
TRENTHAM BUD;TRENTHAM GLORIA	12/19/1984	00080360001548	0008036	0001548
RENA A JONES	12/18/1984	00080360001546	0008036	0001546
JAS HENRY MCCLURE	12/31/1900	000000000000000000000000000000000000000	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. <u>Tarrant County Tax Office Account Information</u>.



Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$5,186	\$24,675	\$29,861	\$29,861
2023	\$5,195	\$24,675	\$29,870	\$29,870
2022	\$5,204	\$11,515	\$16,719	\$16,719
2021	\$5,213	\$11,515	\$16,728	\$16,728
2020	\$9,414	\$7,000	\$16,414	\$16,414

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.