



**Address:** [1801 LAGUNA BAY S](#)  
**City:** PELICAN BAY  
**Georeference:** 23072-1-40  
**Subdivision:** LAGUNA BAY  
**Neighborhood Code:** 2A100E

**Latitude:** 32.918699832  
**Longitude:** -97.5083663928  
**TAD Map:** 1994-452  
**MAPSCO:** TAR-016S



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

## PROPERTY DATA

**Legal Description:** LAGUNA BAY Block 1 Lot 40

**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:** 2017

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 41465520

**Site Name:** LAGUNA BAY-1-40

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,887

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 41,256

**Land Acres<sup>\*</sup>:** 0.9471

**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:**

IHFP2022 LLC

**Primary Owner Address:**

1801 S LAGUNA BAY  
PELICAN BAY, TX 76020

**Deed Date:** 9/1/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222218266](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEADOR CHARLES II;MEADOR TINA	4/25/2016	<a href="#">D216087099</a>		
LB EAGLE INVESTMENTS LP	11/27/2012	<a href="#">D212292446</a>	0000000	0000000
EMERALD MORTG PARTNERS LLC	11/21/2012	<a href="#">D212291212</a>	0000000	0000000
CTMGT PELICAN BAY LLC	9/26/2012	<a href="#">D212243792</a>	0000000	0000000
FIRST INTERNATIONAL BANK	4/5/2011	<a href="#">D211079877</a>	0000000	0000000
MEC SHORES LP	1/1/2009	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	\$0	\$0	\$0	\$0
2024	\$1,070,215	\$278,603	\$1,348,818	\$1,348,818
2023	\$1,072,830	\$278,603	\$1,351,433	\$1,351,433
2022	\$375,972	\$164,028	\$540,000	\$540,000
2021	\$498,993	\$41,007	\$540,000	\$524,376
2020	\$544,767	\$35,233	\$580,000	\$476,705

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.