Account Number: 41465539

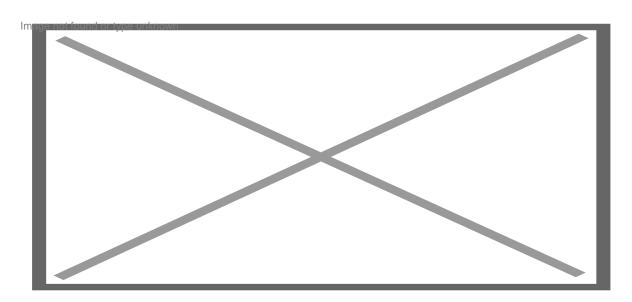
Address: 1805 LAGUNA BAY S

City: PELICAN BAY

Georeference: 23072-1-41 Subdivision: LAGUNA BAY Neighborhood Code: 2A100E **Latitude:** 32.918866585 **Longitude:** -97.5080258227

**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 41

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: C1 Year Built: 0

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

**Site Number:** 41465539

Site Name: LAGUNA BAY-1-41

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size+++: 0
Percent Complete: 0%
Land Sqft\*: 40,688
Land Acres\*: 0.9340

Pool: N

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

## OWNER INFORMATION

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Current Owner: BC HOMES LLC

Primary Owner Address: 2925 ALLIANCE TRL

HASLET, TX 76052

Deed Date: 11/25/2024

Deed Volume:

Deed Page:

Instrument: D224212657

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REED JOSHUA	11/22/2022	D222275645		
FLOYD BARRY	2/16/2016	D216032959		
LB EAGLE INVESTMENTS LP	11/27/2012	D212292446	0000000	0000000
EMERALD MORTG PARTNERS LLC	11/21/2012	D212291212	0000000	0000000
CTMGT PELICAN BAY LLC	9/26/2012	D212243792	0000000	0000000
FIRST INTERNATIONAL BANK	4/5/2011	D211079877	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$0	\$277,154	\$277,154	\$277,154
2023	\$0	\$277,154	\$277,154	\$277,154
2022	\$0	\$162,078	\$162,078	\$162,078
2021	\$0	\$40,520	\$40,520	\$40,520
2020	\$0	\$40,520	\$40,520	\$40,520

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.





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.

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