



Address: [1816 LAGUNA BAY S](#)
City: PELICAN BAY
Georeference: 23072-1-46
Subdivision: LAGUNA BAY
Neighborhood Code: 2A100E

Latitude: 32.9190595592
Longitude: -97.5062398423
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 46

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: 2014

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/15/2025

Site Number: 41465598

Site Name: LAGUNA BAY-1-46

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,338

Percent Complete: 100%

Land Sqft^{*}: 30,883

Land Acres^{*}: 0.7089

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:

RAULINS PAUL
RAULINS CASSANDRA

Primary Owner Address:

1816 LAGUNA BAY DR S
AZLE, TX 76020

Deed Date: 12/30/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214000631](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$690,402	\$463,051	\$1,153,453	\$726,000
2023	\$625,632	\$463,051	\$1,088,683	\$660,000
2022	\$474,325	\$125,675	\$600,000	\$600,000
2021	\$474,325	\$125,675	\$600,000	\$600,000
2020	\$474,325	\$125,675	\$600,000	\$559,021

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.