



Address: [1602 LAGUNA BAY W](#)
City: PELICAN BAY
Georeference: 23072-2-1-09
Subdivision: LAGUNA BAY
Neighborhood Code: 220-Common Area

Latitude: 32.9192436856
Longitude: -97.5110842979
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 2 Lot 1
COMMON AREA-CANAL 8.124 AC

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

Protest Deadline Date: 5/15/2025

Site Number: 41465660

Site Name: LAGUNA BAY-2-1-09

Site Class: CmnArea - Residential - Common Area

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 353,881

Land Acres^{*}: 8.1239

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:
LAGUNA BAY PROPERTY OWNER'S ASSN INC
Primary Owner Address:
12801 N CENTRAL EXPWY STE 1401
DALLAS, TX 75243

Deed Date: 11/3/2017
Deed Volume:
Deed Page:
Instrument: [D217259610](#)

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	\$0	\$1	\$1	\$1
2023	\$0	\$1	\$1	\$1
2022	\$0	\$1	\$1	\$1
2021	\$0	\$1	\$1	\$1
2020	\$0	\$1	\$1	\$1

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.