



**Address:** [1352 BEACH DR](#)  
**City:** PELICAN BAY  
**Georeference:** 23333-1-14  
**Subdivision:** LAKEVIEW ESTS - PELICAN BAY  
**Neighborhood Code:** 2Y300P

**Latitude:** 32.9298621879  
**Longitude:** -97.5176646667  
**TAD Map:** 1988-456  
**MAPSCO:** TAR-015R



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

## PROPERTY DATA

**Legal Description:** LAKEVIEW ESTS - PELICAN BAY Block 1 Lot 14

**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:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800034535

**Site Name:** LAKEVIEW ESTS - PELICAN BAY 1 14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,899

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**  
HALDERMAN JENNIFER R  
**Primary Owner Address:**  
1352 BEACH DR  
PELICAN BAY, TX 76020

**Deed Date:** 7/23/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221215066](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARNEGIE HOMES LLC	11/17/2020	<a href="#">D220309576</a>		
SOUTHERN STAR CAPITAL LLC	6/25/2020	<a href="#">D220254099</a>		
TEX-DAL HOLDINGS LLC	12/23/2019	<a href="#">D220000719</a>		

## 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	\$245,000	\$60,000	\$305,000	\$305,000
2023	\$266,826	\$60,000	\$326,826	\$309,813
2022	\$241,648	\$40,000	\$281,648	\$281,648
2021	\$0	\$28,000	\$28,000	\$28,000
2020	\$0	\$28,000	\$28,000	\$28,000

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

- HOMESTEAD GENERAL 11.13(b)

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.