



**Address:** [1412 LAKEVIEW DR](#)  
**City:** PELICAN BAY  
**Georeference:** 23333-2-4  
**Subdivision:** LAKEVIEW ESTS - PELICAN BAY  
**Neighborhood Code:** 2Y300P

**Latitude:** 32.9280934745  
**Longitude:** -97.5211534485  
**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 2 Lot 4

**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:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800034572

**Site Name:** LAKEVIEW ESTS - PELICAN BAY 2 4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,880

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,420

**Land Acres<sup>\*</sup>:** 0.1474

**Pool:** N

<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:**

CHITTENDEN ANDREW JOSEPH  
MINESINGER KARI

**Deed Date:** 4/16/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221110569](#)

**Primary Owner Address:**

1412 LAKEVIEW DR  
PELICAN BAY, TX 76020

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HORTON CAPITAL PROPERTIES LLC	7/16/2019	<a href="#">D219159356</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	\$226,000	\$60,000	\$286,000	\$286,000
2023	\$264,425	\$60,000	\$324,425	\$307,381
2022	\$239,437	\$40,000	\$279,437	\$279,437
2021	\$82,150	\$40,000	\$122,150	\$122,150
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.