



**Address:** [1440 LAKEVIEW DR](#)  
**City:** PELICAN BAY  
**Georeference:** 23333-2-11  
**Subdivision:** LAKEVIEW ESTS - PELICAN BAY  
**Neighborhood Code:** 2Y300P

**Latitude:** 32.9280987711  
**Longitude:** -97.5197839119  
**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 11

**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:** 800034581  
**Site Name:** LAKEVIEW ESTS - PELICAN BAY 2 11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,087  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,420  
**Land Acres<sup>\*</sup>:** 0.1474  
**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:**  
HERNANDEZ CHRISTOPHER LEE  
**Primary Owner Address:**  
1440 LAKEVIEW DR  
PELICAN BAY, TX 76020

**Deed Date:** 5/18/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222129255](#)

| Previous Owners               | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| GILBERT CODY;GILBERT MEAGAN   | 12/29/2020 | <a href="#">D221000452</a> |             |           |
| 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 | \$265,857          | \$60,000    | \$325,857    | \$325,857                    |
| 2023 | \$277,042          | \$60,000    | \$337,042    | \$337,042                    |
| 2022 | \$250,798          | \$40,000    | \$290,798    | \$290,798                    |
| 2021 | \$215,027          | \$40,000    | \$255,027    | \$255,027                    |
| 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

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.