



**Address:** [1456 EAGLE NEST DR](#)  
**City:** PELICAN BAY  
**Georeference:** 23333-3-15  
**Subdivision:** LAKEVIEW ESTS - PELICAN BAY  
**Neighborhood Code:** 2Y300P

**Latitude:** 32.9288190522  
**Longitude:** -97.5190004071  
**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 3 Lot 15

**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:** 2018

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800034470

**Site Name:** LAKEVIEW ESTS - PELICAN BAY 3 15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,249

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,300

**Land Acres<sup>\*</sup>:** 0.1446

**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:**  
FREDERICKS JOHN M  
**Primary Owner Address:**  
1456 EAGLE NEST DR  
PELICAN BAY, TX 76020

**Deed Date:** 9/21/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218212599](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENDEAVOR WALL HOMES LLC	8/2/2018	<a href="#">D218071443</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	\$272,361	\$60,000	\$332,361	\$332,361
2023	\$283,821	\$60,000	\$343,821	\$314,971
2022	\$256,945	\$40,000	\$296,945	\$286,337
2021	\$220,306	\$40,000	\$260,306	\$260,306
2020	\$196,744	\$40,000	\$236,744	\$236,744

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.