

Property Information | PDF



Account Number: 42405333

Address: 1469 LAKEVIEW DR

City: PELICAN BAY

Georeference: 23333-3-21

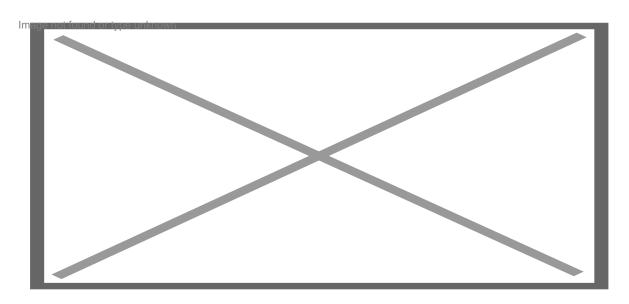
Subdivision: LAKEVIEW ESTS - PELICAN BAY

Neighborhood Code: 2Y300P

Latitude: 32.9285326076 **Longitude:** -97.5183961502

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 21 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: 800034476

Site Name: LAKEVIEW ESTS - PELICAN BAY 3 21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,996
Percent Complete: 100%

Land Sqft*: 6,300 Land Acres*: 0.1446

Pool: N

+++ Rounded

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

RIVERA JENNIFER

RIVERA FRANCISCO

Deed Date: 2/9/2021

Deed Volume:

Primary Owner Address:

1469 LAKEVIEW DR

Deed Page:

AZLE, TX 76020 Instrument: <u>D221047623</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HORTON CAPITAL PROPERTIES LLC	4/10/2019	D219082858		

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$335,642	\$60,000	\$395,642	\$395,642
2023	\$349,904	\$60,000	\$409,904	\$392,051
2022	\$316,410	\$40,000	\$356,410	\$356,410
2021	\$162,455	\$40,000	\$202,455	\$202,455
2020	\$0	\$28,000	\$28,000	\$28,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.