



Address: [1445 LAKEVIEW DR](#)
City: PELICAN BAY
Georeference: 23333-3-27
Subdivision: LAKEVIEW ESTS - PELICAN BAY
Neighborhood Code: 2Y300P

Latitude: 32.9285263941
Longitude: -97.5195859425
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 27

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/15/2025

Site Number: 800034478
Site Name: LAKEVIEW ESTS - PELICAN BAY 3 27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,842
Percent Complete: 100%
Land Sqft^{*}: 6,300
Land Acres^{*}: 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:

NGUYEN TANDEE
NGUYEN KUMIKO

Primary Owner Address:

1445 LAKEVIEW DR
AZLE, TX 76020

Deed Date: 11/23/2021**Deed Volume:****Deed Page:****Instrument:** [D221343916](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARNEGIE HOMES LLC	3/11/2021	D221069595		
SOUTHERN STAR CAPITAL LLC	6/25/2020	D220254099		
TEX-DAL HOLDINGS LLC	12/23/2019	D220000719		

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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$222,772	\$60,000	\$282,772	\$282,772
2023	\$267,586	\$60,000	\$327,586	\$288,684
2022	\$222,440	\$40,000	\$262,440	\$262,440
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.