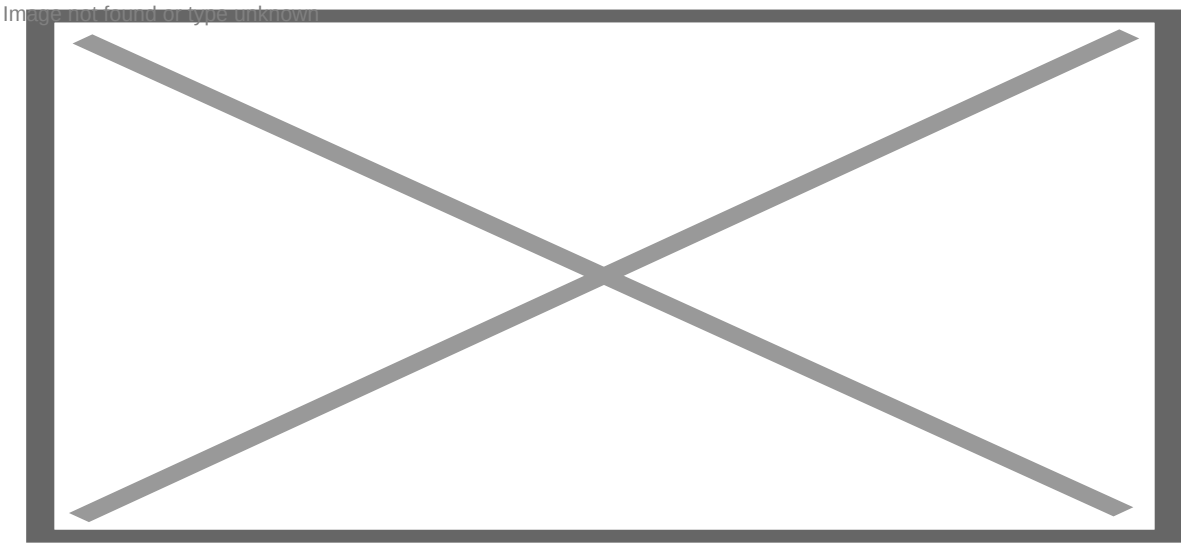


Address: [1304 SURFSIDE DR](#)
City: PELICAN BAY
Georeference: 23333-5-3
Subdivision: LAKEVIEW ESTS - PELICAN BAY
Neighborhood Code: 2Y300P

Latitude: 32.928165054
Longitude: -97.5222389409
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 5 Lot 3

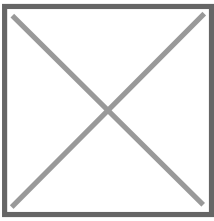
Jurisdictions:
CITY OF PELICAN BAY (036)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
AZLE ISD (915)

State Code: A
Year Built: 2021
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 800034506
Site Name: LAKEVIEW ESTS - PELICAN BAY 5 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,893
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
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:

MAYNARD JONATHAN
MAYNARD MELODY

Primary Owner Address:

PO BOX 670354
DALLAS, TX 75367

Deed Date: 9/5/2023

Deed Volume:

Deed Page:

Instrument: [D223161189](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOSON INVESTMENTS LLC	4/4/2023	D223061194		
CARNEGIE HOMES LLC	11/23/2021	D221349665		
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](#).

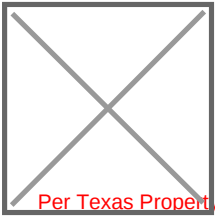
Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$255,719	\$60,000	\$315,719	\$315,719
2023	\$266,434	\$60,000	\$326,434	\$326,434
2022	\$241,295	\$40,000	\$281,295	\$281,295
2021	\$0	\$28,000	\$28,000	\$28,000
2020	\$0	\$28,000	\$28,000	\$28,000

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

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.