



Account Number: 42405601



Address: 1308 SURFSIDE DR

City: PELICAN BAY Georeference: 23333-5-4

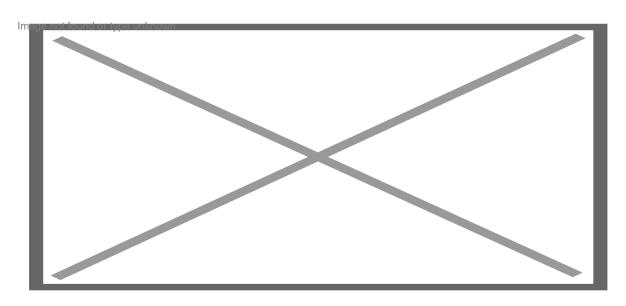
Subdivision: LAKEVIEW ESTS - PELICAN BAY

Neighborhood Code: 2Y300P

Latitude: 32.9283032257 **Longitude:** -97.5222399034

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 4

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: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/15/2025

Site Number: 800034503

Site Name: LAKEVIEW ESTS - PELICAN BAY 5 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,513
Percent Complete: 100%

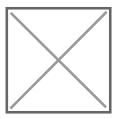
Land Sqft*: 6,000 Land Acres*: 0.1377

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: DUNCAN LUCKEY

DUNCAN TONI

Primary Owner Address:

1308 SURFSIDE DR PELICAN BAY, TX 76020 Deed Date: 9/4/2019

Deed Volume:

Deed Page:

Instrument: D42405601

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|-----------|------------|-------------|-----------|
| HORTON CAPITAL PROPERTIES LLC | 9/28/2018 | D218225740 | | |

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 | \$160,014 | \$60,000 | \$220,014 | \$220,014 |
| 2023 | \$194,915 | \$60,000 | \$254,915 | \$210,540 |
| 2022 | \$177,530 | \$40,000 | \$217,530 | \$191,400 |
| 2021 | \$134,000 | \$40,000 | \$174,000 | \$174,000 |
| 2020 | \$134,000 | \$40,000 | \$174,000 | \$174,000 |

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.