



**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<sup>+++</sup>:** 1,513  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 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:**

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	<a href="#">D218225740</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	\$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.

+ 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.