

LOCATION

Account Number: 42405643

Address: 1324 SURFSIDE DR

City: PELICAN BAY Georeference: 23333-5-8

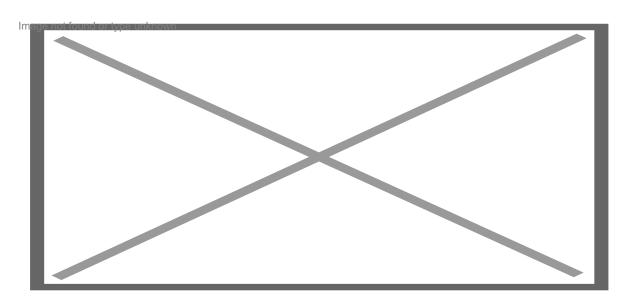
Subdivision: LAKEVIEW ESTS - PELICAN BAY

Neighborhood Code: 2Y300P

Latitude: 32.9288541628 **Longitude:** -97.5222447755

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 8

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: None

Protest Deadline Date: 5/15/2025

Site Number: 800034502

Site Name: LAKEVIEW ESTS - PELICAN BAY 58

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,009
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:

FREDERICKS DAVID Deed Date: 9/14/2023

FREDERICKS CHRISTY

Primary Owner Address:

Deed Volume:

Deed Page:

1324 SURFSIDE DR
AZLE, TX 76020 Instrument: <u>D223167692</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERS BETTY L	6/29/2019	D219143782		
ENDEAVOR WALL HOMES LLC	8/29/2018	D218200388		

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	\$260,749	\$60,000	\$320,749	\$320,749
2023	\$271,697	\$60,000	\$331,697	\$303,749
2022	\$246,026	\$40,000	\$286,026	\$276,135
2021	\$211,032	\$40,000	\$251,032	\$251,032
2020	\$188,527	\$40,000	\$228,527	\$228,527

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

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.

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