



**Address:** [1340 WHITE SAND DR](#)  
**City:** PELICAN BAY  
**Georeference:** 23333-5-12  
**Subdivision:** LAKEVIEW ESTS - PELICAN BAY  
**Neighborhood Code:** M2S01K

**Latitude:** 32.9294429147  
**Longitude:** -97.5221692786  
**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 12

**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:** B

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800034511

**Site Name:** LAKEVIEW ESTS - PELICAN BAY 5 12

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,512

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,268

**Land Acres<sup>\*</sup>:** 0.1898

**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:**

RICHARDSON SCOTT R

**Primary Owner Address:**

4487 HIKO SPRINGS DR  
SAINT GEORGE, UT 84790

**Deed Date:** 9/9/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220228404](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OAKS DRIVE LLC	8/2/2018	<a href="#">D218104618</a>		
TURN KEY BUILDERS LLC	8/1/2018	<a href="#">D218042899</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	\$378,000	\$40,000	\$418,000	\$418,000
2023	\$378,000	\$40,000	\$418,000	\$418,000
2022	\$133,000	\$40,000	\$173,000	\$173,000
2021	\$133,000	\$40,000	\$173,000	\$173,000
2020	\$133,000	\$40,000	\$173,000	\$173,000

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.