

Tarrant Appraisal District

Property Information | PDF

Account Number: 42405775

Address: 1325 WHITE SAND DR

City: PELICAN BAY Georeference: 23333-6-4

Subdivision: LAKEVIEW ESTS - PELICAN BAY

Neighborhood Code: M2S01K

Latitude: 32.9297918887 Longitude: -97.5224406028

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 6 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: B Year Built: 2018

Year Built: 2018 Land Sqft*: 7,400
Personal Property Account: N/A Land Acres*: 0.1699

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988) ool: N

Protest Deadline Date: 5/15/2025

+++ Rounded.

03-26-2025 Page 1

Site Number: 800034530

Approximate Size+++: 2,512

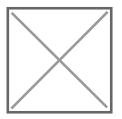
Percent Complete: 100%

Parcels: 1

Site Name: LAKEVIEW ESTS - PELICAN BAY 6 4

Site Class: B - Residential - Multifamily

^{*} 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	D218104766		
TURN KEY BUILDERS LLC	8/1/2018	D218042899		

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	\$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.

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.

03-26-2025 Page 2

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