



Address: [1388 BEACH DR](#)
City: PELICAN BAY
Georeference: 23333-1-23
Subdivision: LAKEVIEW ESTS - PELICAN BAY
Neighborhood Code: 2Y300K

Latitude: 32.9310995517
Longitude: -97.5176261182
TAD Map: 1988-456
MAPSCO: TAR-015M



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LAKEVIEW ESTS - PELICAN BAY Block 1 Lot 23

Jurisdictions:

- CITY OF PELICAN BAY (036)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (225)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- AZLE ISD (915)

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800072347

Site Name: LAKEVIEW ESTS - PELICAN BAY Block 1 Lot 23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,742

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 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:

2010 RUPERT YESSAYIAN & LVONNE YESSAYIAN REVOCABLE TRUST

Deed Date: 12/23/2022

Deed Volume:

Primary Owner Address:

1388 BEACH DR
AZLE, TX 76020

Deed Page:

Instrument: [D223010342](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	12/23/2022	D223010341		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	8/2/2022	D222080921		

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	\$236,833	\$60,000	\$296,833	\$296,833
2023	\$230,169	\$60,000	\$290,169	\$290,169
0	\$0	\$0	\$0	\$0

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.