



Address: [1449 YACHTCLUB DR](#)
City: PELICAN BAY
Georeference: 23333-1-42
Subdivision: LAKEVIEW ESTS - PELICAN BAY
Neighborhood Code: 2Y300K

Latitude: 32.930973996
Longitude: -97.5194119449
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 42

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: 800072368

Site Name: LAKEVIEW ESTS - PELICAN BAY Block 1 Lot 42

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,515

Percent Complete: 100%

Land Sqft^{*}: 8,403

Land Acres^{*}: 0.1929

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:
CLEMENTE JOSE JUAN
Primary Owner Address:
1449 YACHTCLUB DR
AZLE, TX 76020

Deed Date: 4/14/2023
Deed Volume:
Deed Page:
Instrument: [D223062337](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	4/13/2023	D223062336		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	8/2/2022	D222151851		

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	\$201,643	\$60,000	\$261,643	\$261,643
2023	\$82,104	\$60,000	\$142,104	\$142,104
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.