Account Number: 42863609

Address: 1429 YACHTCLUB DR

City: PELICAN BAY

Georeference: 23333-1-47

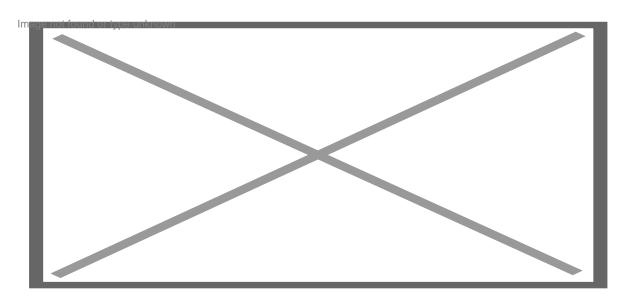
Subdivision: LAKEVIEW ESTS - PELICAN BAY

Neighborhood Code: 2Y300K

Latitude: 32.9309765842 Longitude: -97.5202264877

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 47

Jurisdictions:

CITY OF PELICAN BAY (036)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223) Name: LAKEVIEW ESTS - PELICAN BAY Block 1 Lot 47

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: 800072365

Sité Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,690 Percent Complete: 100%

Land Sqft*: 8,403

Land Acres*: 0.1929

Pool: N

03-26-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:
DEXTER MEGAN
DEXTER KEITH LANE
Primary Owner Address:
1429 YACHTCLUB DR
PELICAN BAY, TX 76020

Deed Date: 3/18/2023

Deed Volume: Deed Page:

Instrument: D223044704

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	3/17/2023	<u>D223044703</u>		
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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$226,771	\$60,000	\$286,771	\$286,771
2023	\$93,806	\$60,000	\$153,806	\$153,806
0	\$0	\$0	\$0	\$0

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.