



Address: [1365 BEACH DR](#)
City: PELICAN BAY
Georeference: 23333-4-8
Subdivision: LAKEVIEW ESTS - PELICAN BAY
Neighborhood Code: 2Y300K

Latitude: 32.9303390365
Longitude: -97.5181899223
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 4 Lot 8

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: A

Year Built: 2023

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800072385
Site Name: LAKEVIEW ESTS - PELICAN BAY Block 4 Lot 8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,535
Percent Complete: 100%
Land Sqft^{*}: 7,067
Land Acres^{*}: 0.1622
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:

MAGPRI SFR TX LLC

Primary Owner Address:

1 N UPPER WACKER DR SUITE 2400
CHICAGO, IL 60606

Deed Date: 8/26/2023

Deed Volume:

Deed Page:

Instrument: [D223155383](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	8/25/2023	D223155382		
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	\$203,891	\$60,000	\$263,891	\$263,891
2023	\$0	\$42,000	\$42,000	\$42,000
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.