



**Address:** [1468 YACHTCLUB DR](#)  
**City:** PELICAN BAY  
**Georeference:** 23333-4-10  
**Subdivision:** LAKEVIEW ESTS - PELICAN BAY  
**Neighborhood Code:** 2Y300K

**Latitude:** 32.9304284932  
**Longitude:** -97.518454629  
**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 10

**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:** 800072389

**Site Name:** LAKEVIEW ESTS - PELICAN BAY Block 4 Lot 10

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,725

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,399

**Land Acres<sup>\*</sup>:** 0.1469

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## OWNER INFORMATION

**Current Owner:**

CARDENALES MELANIE MUNIZ  
RIVERA GABRIEL ANTONIO MERCED

**Primary Owner Address:**

1468 YACHTCLUB DR  
PELICAN BAY, TX 76020

**Deed Date:** 3/16/2023**Deed Volume:****Deed Page:****Instrument:** [D223043485](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	3/16/2023	<a href="#">D223043484</a>		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	8/2/2022	<a href="#">D222151851</a>		

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$233,894	\$60,000	\$293,894	\$293,894
2023	\$169,871	\$60,000	\$229,871	\$229,871
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.