

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42863838

Address: 1468 YACHTCLUB DR

City: PELICAN BAY

Georeference: 23333-4-10

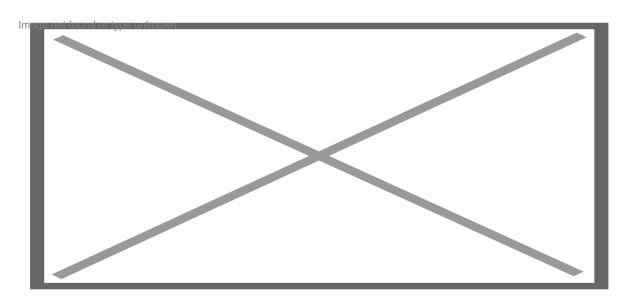
Subdivision: LAKEVIEW ESTS - PELICAN BAY

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) Site Number: 800072389

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Name: LAKEVIEW ESTS - PELICAN BAY Block 4 Lot 10

Sité Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

**AZLE ISD (915)** Approximate Size+++: 1,725 State Code: A Percent Complete: 100%

Year Built: 2022 **Land Sqft**\*: 6,399 Personal Property Account: N/A Land Acres\*: 0.1469

Agent: None Pool: N

**Protest Deadline Date: 5/15/2025** 

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<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	D223043484		
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	\$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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.