



**Address:** [1349 DAWN CT](#)  
**City:** PELICAN BAY  
**Georeference:** 32060C-11-14  
**Subdivision:** PELICAN BAY ADDITION  
**Neighborhood Code:** 220-MHImpOnly

**Latitude:** 32.9162950207  
**Longitude:** -97.5203273332  
**TAD Map:** 1988-452  
**MAPSCO:** TAR-015V



This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** PELICAN BAY ADDITION Block  
11 Lot 14 2021 LEGACY 16 X 76 LB# NTA2021809  
S1680-32A

**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:** M1

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800076536

**Site Name:** PELICAN BAY ADDITION 11-14-80

**Site Class:** M1 - Residential - Mobile Home Imp-Only

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,216

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**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

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**Current Owner:**

ADAVEN LLC

**Primary Owner Address:**

208 WATERFALL CT  
COLLEYVILLE, TX 76034

**Deed Date:**

**Deed Volume:**

**Deed Page:**

**Instrument:**

## VALUES

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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 | \$27,546           | \$0         | \$27,546     | \$27,546                     |
| 2023 | \$27,988           | \$0         | \$27,988     | \$27,988                     |
| 2022 | \$28,430           | \$0         | \$28,430     | \$28,430                     |
| 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

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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.