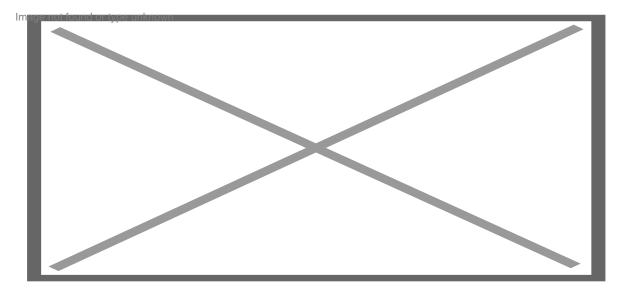


Tarrant Appraisal District Property Information | PDF Account Number: 43102495

Address: <u>1421 YACHTCLUB DR</u>

City: PELICAN BAY Georeference: 23333-1-49 Subdivision: LAKEVIEW ESTS - PELICAN BAY Neighborhood Code: 2Y300K Latitude: 32.9309765131 Longitude: -97.520552581 TAD Map: MAPSCO:





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

PROPERTY DATA

Legal Description: LAKEVIEW ESTS - PELICAN BAY Block 1 Lot 49 50% UNDIVIDED INTEREST

Jurisdictions:

CITY OF PELICAN BAY (036) CITY OF PELICAN BAY (036) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY (200) TARRANT COUNTY (200) TARRANT COUNTY (200) TARRANT COUNTY (200) AZLE ISD (915) Approximate Size +++: 1,270

State Code: A Percent Complete: 100%

Year Built: 2022 Land Sqft*: 8,403

Personal Propertya Agrocrets*NOA1929

Agent: None Pool: N Protest Deadline Date: 5/15/2025

+++ Rounded.

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



Current Owner: WILLIAMS AUDRIE JEAN

Primary Owner Address: 1421 YACHTCLUB DR PELICAN BAY, TX 76020 Deed Date: 3/14/2023 Deed Volume: Deed Page: Instrument: D223041230

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	\$91,406	\$30,000	\$121,406	\$121,406
2023	\$36,666	\$30,000	\$66,666	\$66,666
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

• HOMESTEAD GENERAL 11.13(b)

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.