

Image not found or type unknown



Tarrant Appraisal District
Property Information | PDF
Account Number: 02187345

Address: [1349 DAWN CT](#)
City: PELICAN BAY
Georeference: 32060C-11-14
Subdivision: PELICAN BAY ADDITION
Neighborhood Code: 2Y300L

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



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PELICAN BAY ADDITION Block
11 Lot 14

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: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02187345

Site Name: PELICAN BAY ADDITION-11-14

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 9,099

Land Acres^{*}: 0.2088

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:

ADAVEN LLC

Primary Owner Address:

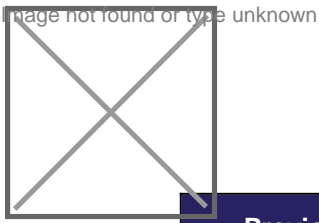
208 WATERFALL CT
COLLEYVILLE, TX 76034

Deed Date: 11/10/2016

Deed Volume:

Deed Page:

Instrument: [D216272032](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAST PROPERTIES LLC	8/1/2016	D216186458		
ROWLES HUGH D	6/9/1998	00132750000248	0013275	0000248
BRENISH JOHN	12/31/1900	000000000000000	0000000	0000000

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	\$31,335	\$31,335	\$31,335
2024	\$0	\$31,335	\$31,335	\$31,335
2023	\$0	\$31,335	\$31,335	\$31,335
2022	\$0	\$14,623	\$14,623	\$14,623
2021	\$0	\$14,623	\$14,623	\$14,623
2020	\$0	\$7,000	\$7,000	\$7,000

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.