



**Address:** [1309 DAWN CT](#)  
**City:** PELICAN BAY  
**Georeference:** 32060C-13-1  
**Subdivision:** PELICAN BAY ADDITION  
**Neighborhood Code:** 2Y300L

**Latitude:** 32.9148184227  
**Longitude:** -97.5211721586  
**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  
13 Lot 1 1976 14 X 70 ID#

**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:** A

**Year Built:** 1976

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02187531

**Site Name:** PELICAN BAY ADDITION-13-1

**Site Class:** A2 - Residential - Mobile Home

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 980

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,381

**Land Acres<sup>\*</sup>:** 0.2383

**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:**

MEADOWS DIONDA

**Primary Owner Address:**

1309 DAWN CT  
AZLE, TX 76020

**Deed Date:** 1/16/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220020967-CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRYANT SONIA	10/3/2013	CV12-07-475		
BRYANT SONIA;BRYANT TRAVIS	7/2/2004	<a href="#">D204207532</a>	0000000	0000000
LANE CYNTHIA SUSAN BOOTH	12/30/2002	<a href="#">D203016386</a>	0000000	0000000
LANE LENDA	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 <sup>+</sup>
2025	\$2,044	\$35,745	\$37,789	\$37,789
2024	\$2,044	\$35,745	\$37,789	\$37,789
2023	\$2,044	\$35,745	\$37,789	\$37,789
2022	\$2,044	\$16,681	\$18,725	\$18,725
2021	\$2,044	\$16,681	\$18,725	\$18,725
2020	\$2,044	\$7,000	\$9,044	\$9,044

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.