



**Address:** [1313 DAWN CT](#)  
**City:** PELICAN BAY  
**Georeference:** 32060C-13-2  
**Subdivision:** PELICAN BAY ADDITION  
**Neighborhood Code:** 2Y300L

**Latitude:** 32.9149842495  
**Longitude:** -97.521063519  
**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 2 1981 WICK 14 X 76 LB# TEX0163840  
AQUARIUS MANOR

**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:** 1981

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02187558

**Site Name:** PELICAN BAY ADDITION-13-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,064

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,723

**Land Acres<sup>\*</sup>:** 0.2232

**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:**

ROBPAB INVESTMENTS LLC

**Primary Owner Address:**

6920 SERRANO DR  
FORT WORTH, TX 76126

**Deed Date:** 12/30/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** MH00793115

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENTON SHELBY	2/7/2010	2010-PR00507-2		
BENTON BOBBY EST;BENTON SHELBY	8/29/2002	00164790000125	0016479	0000125
AZLE ISD	3/1/1994	00117320001783	0011732	0001783
MORRIS CONNIE SUE	9/15/1986	00086840000373	0008684	0000373
MORRIS RODGER K	12/31/1900	00000000000000	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	\$3,230	\$33,480	\$36,710	\$36,710
2024	\$3,230	\$33,480	\$36,710	\$36,710
2023	\$3,230	\$33,480	\$36,710	\$36,710
2022	\$3,230	\$15,624	\$18,854	\$18,854
2021	\$3,230	\$15,624	\$18,854	\$18,854
2020	\$3,230	\$7,000	\$10,230	\$10,230

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.