



Address: [1345 DAWN CT](#)
City: PELICAN BAY
Georeference: 32060C-13-19
Subdivision: PELICAN BAY ADDITION
Neighborhood Code: 2Y300L

Latitude: 32.9165818756
Longitude: -97.5208327056
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 19 & 20

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: 1978

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$291,506

Protest Deadline Date: 5/24/2024

Site Number: 02187752

Site Name: PELICAN BAY ADDITION-13-19-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,121

Percent Complete: 100%

Land Sqft^{*}: 16,988

Land Acres^{*}: 0.3899

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:

WARREN KENNETH P
WARREN DIANA

Primary Owner Address:

1345 DAWN CT
AZLE, TX 76020-4574

Deed Date: 10/4/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213261942](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMPBELL ROBERT	12/10/2009	D209326220	0000000	0000000
SECRETARY OF HUD OF WASINGTON	5/28/2009	D209141052	0000000	0000000
GMAC MORTGAGE CORP LLC	2/23/2009	D209049819	0000000	0000000
MURRAY DONALD	9/11/2007	D207335315	0000000	0000000
KIESLING KAREN;KIESLING THOMAS F	4/27/1992	00106200001057	0010620	0001057
SIMPSON DIANA;SIMPSON LARRY W	8/12/1986	00086490000902	0008649	0000902
SIMPSON DIANA R;SIMPSON LARRY W	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 ⁺
2025	\$233,006	\$58,500	\$291,506	\$190,333
2024	\$233,006	\$58,500	\$291,506	\$173,030
2023	\$217,500	\$58,500	\$276,000	\$157,300
2022	\$222,843	\$27,300	\$250,143	\$143,000
2021	\$102,700	\$27,300	\$130,000	\$130,000
2020	\$118,191	\$11,809	\$130,000	\$130,000

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

- 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.