07-07-2025

Tarrant Appraisal District Property Information | PDF Account Number: 41465164

Address: <u>1524 LAGUNA BAY N</u>

City: PELICAN BAY Georeference: 23072-1-7 Subdivision: LAGUNA BAY Neighborhood Code: 2A100E

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

PROPERTY DATA

Legal Description: LAGUNA BAY Block 1 Lot 7 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: OWNWELL INC (12140) Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

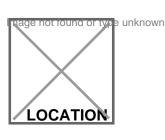
Current Owner: PREBEG JOHN Primary Owner Address: 5252 DEEP CREEK DR FORT WORTH, TX 76179

Deed Date: 7/6/2018 Deed Volume: Deed Page: Instrument: D218148380

Site Number: 41465164 Site Name: LAGUNA BAY-1-7 Site Class: C1 - Residential - Vacant Land Parcels: 1 Approximate Size⁺⁺⁺: 0 Percent Complete: 0% Land Sqft^{*}: 30,669 Land Acres^{*}: 0.7040 Pool: N

Latitude: 32.9198703911 Longitude: -97.51022029 TAD Map: 1994-452 MAPSCO: TAR-016S





Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAMININ REALTY, LLC	11/2/2017	D217255577		
AUSTIN JESSE;MARTIN JOSEPH;STOREY KRIS	9/7/2017	<u>D217210414</u>		
LB EAGLE INVESTMENTS LP	11/27/2012	D212292446	000000	0000000
EMERALD MORTG PARTNERS LLC	11/21/2012	D212291212	000000	0000000
CTMGT PELICAN BAY LLC	9/26/2012	D212243792	000000	0000000
FIRST INTERNATIONAL BANK	4/5/2011	D211079877	000000	0000000
MEC SHORES LP	1/1/2009	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$251,606	\$251,606	\$251,606
2024	\$0	\$251,606	\$251,606	\$251,606
2023	\$0	\$251,606	\$251,606	\$251,606
2022	\$0	\$127,990	\$127,990	\$127,990
2021	\$0	\$31,997	\$31,997	\$31,997
2020	\$0	\$31,997	\$31,997	\$31,997

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.