



Address: [1528 LAGUNA BAY N](#)
City: PELICAN BAY
Georeference: 23072-1-8
Subdivision: LAGUNA BAY
Neighborhood Code: 2A100E

Latitude: 32.9198727839
Longitude: -97.510530726
TAD Map: 1994-452
MAPSCO: TAR-016S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAGUNA BAY Block 1 Lot 8

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: 2019

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$1,445,000

Protest Deadline Date: 7/12/2024

Site Number: 41465172
Site Name: LAGUNA BAY-1-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,380
Percent Complete: 100%
Land Sqft^{*}: 30,697
Land Acres^{*}: 0.7047
Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

DUHON CHRISTIE
DUHON MICHAEL SHAWN

Primary Owner Address:

1528 LAGUNA BAY N
PELICAN BAY, TX 76020

Deed Date: 6/11/2018
Deed Volume:
Deed Page:
Instrument: [D218128335](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SS CHAN LLC	12/15/2017	D217290240		
LB EAGLE INVESTMENTS LP	11/27/2012	D212292446	0000000	0000000
EMERALD MORTG PARTNERS LLC	11/21/2012	D212291212	0000000	0000000
CTMG T PELICAN BAY LLC	9/26/2012	D212243792	0000000	0000000
FIRST INTERNATIONAL BANK	4/5/2011	D211079877	0000000	0000000
MEC SHORES LP	1/1/2009	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	\$1,193,323	\$251,677	\$1,445,000	\$1,013,157
2024	\$1,193,323	\$251,677	\$1,445,000	\$921,052
2023	\$1,043,323	\$251,677	\$1,295,000	\$837,320
2022	\$900,952	\$128,018	\$1,028,970	\$761,200
2021	\$659,996	\$32,004	\$692,000	\$692,000
2020	\$659,996	\$32,004	\$692,000	\$692,000

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.