



**Address:** [1544 LAGUNA BAY N](#)  
**City:** PELICAN BAY  
**Georeference:** 23072-1-12  
**Subdivision:** LAGUNA BAY  
**Neighborhood Code:** 2A100E

**Latitude:** 32.9198762291  
**Longitude:** -97.5117661386  
**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 12

**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:** THE RAY TAX GROUP LLC (01008)

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

**Site Number:** 41465210

**Site Name:** LAGUNA BAY-1-12

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 30,810

**Land Acres<sup>\*</sup>:** 0.7073

**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:**

WYATT APRIL

WYATT JOE

**Primary Owner Address:**

9528 FAIR HAVEN ST  
FORT WORTH, TX 76179

**Deed Date:** 7/11/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222175277](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEANS WANDA LABOUNTY	6/29/2022	<a href="#">D222172351</a>		
HARGROVE RANDALL SCOTT;MEANS WANDA LABOUNTY	6/29/2022	<a href="#">D222161723</a>		
MYERS DANIEL;MYERS ROSE	11/9/2021	<a href="#">D221329234</a>		
SWANN JEFF	8/7/2017	<a href="#">D217181642</a>		
LB EAGLE INVESTMENTS LP	11/27/2012	<a href="#">D212292446</a>	0000000	0000000
EMERALD MORTG PARTNERS LLC	11/21/2012	<a href="#">D212291212</a>	0000000	0000000
CTMGT PELICAN BAY LLC	9/26/2012	<a href="#">D212243792</a>	0000000	0000000
FIRST INTERNATIONAL BANK	4/5/2011	<a href="#">D211079877</a>	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 <sup>+</sup>
2025	\$0	\$224,203	\$224,203	\$224,203
2024	\$0	\$268,121	\$268,121	\$268,121
2023	\$0	\$266,787	\$266,787	\$266,787
2022	\$0	\$151,048	\$151,048	\$151,048
2021	\$0	\$26,433	\$26,433	\$26,433
2020	\$0	\$26,433	\$26,433	\$26,433

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

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## Tarrant Appraisal District Property Information | PDF

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.