



**Address:** [1604 LAGUNA BAY W](#)  
**City:** PELICAN BAY  
**Georeference:** 23072-1-20  
**Subdivision:** LAGUNA BAY  
**Neighborhood Code:** 2A100E

**Latitude:** 32.9194264387  
**Longitude:** -97.5138753047  
**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 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:** 2018

**Personal Property Account:** N/A

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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,134,219

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

**Site Number:** 41465318  
**Site Name:** LAGUNA BAY-1-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,669  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 20,216  
**Land Acres<sup>\*</sup>:** 0.4640  
**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:**

LENTZ AARON CHRISTOPHER  
LENTZ BLAKE MARGARET

**Primary Owner Address:**

1604 LAGUNA BAY  
AZLE, TX 76020

**Deed Date:** 7/25/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218164085](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEARSTONE PROPERTIES LP	9/1/2017	<a href="#">D217205715</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
CTMGIT 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	\$614,897	\$264,648	\$879,545	\$830,831
2024	\$869,571	\$264,648	\$1,134,219	\$692,359
2023	\$871,819	\$264,648	\$1,136,467	\$629,417
2022	\$500,000	\$115,000	\$615,000	\$572,197
2021	\$586,250	\$28,750	\$615,000	\$520,179
2020	\$603,834	\$28,750	\$632,584	\$472,890

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.