



**Address:** [1717 LAGUNA BAY S](#)  
**City:** PELICAN BAY  
**Georeference:** 23072-1-30  
**Subdivision:** LAGUNA BAY  
**Neighborhood Code:** 2A100E

**Latitude:** 32.9185502086  
**Longitude:** -97.511551888  
**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 30

**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:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41465415

**Site Name:** LAGUNA BAY-1-30

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,809

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 29,441

**Land Acres<sup>\*</sup>:** 0.6758

**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:**

CASSIDY TERENCE  
CASSIDY DANA L

**Primary Owner Address:**

1717 LAGUNA BAY  
AZLE, TX 76020

**Deed Date:** 12/18/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217291556](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$757,677	\$292,323	\$1,050,000	\$1,050,000
2024	\$757,677	\$292,323	\$1,050,000	\$1,050,000
2023	\$984,989	\$292,323	\$1,277,312	\$909,938
2022	\$681,597	\$145,619	\$827,216	\$827,216
2021	\$252,643	\$36,405	\$289,048	\$289,048
2020	\$0	\$36,405	\$36,405	\$36,405

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.