



Address: [1801 LAGUNA BAY S](#)
City: PELICAN BAY
Georeference: 23072-1-40
Subdivision: LAGUNA BAY
Neighborhood Code: 2A100E

Latitude: 32.918699832
Longitude: -97.5083663928
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 40

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: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41465520

Site Name: LAGUNA BAY-1-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,887

Percent Complete: 100%

Land Sqft^{*}: 41,256

Land Acres^{*}: 0.9471

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:

IHFP2022 LLC

Primary Owner Address:

1801 S LAGUNA BAY
PELICAN BAY, TX 76020

Deed Date: 9/1/2022

Deed Volume:

Deed Page:

Instrument: [D222218266](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEADOR CHARLES II;MEADOR TINA	4/25/2016	D216087099		
LB EAGLE INVESTMENTS LP	11/27/2012	D212292446	0000000	0000000
EMERALD MORTG PARTNERS LLC	11/21/2012	D212291212	0000000	0000000
CTMGT 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	\$1,070,215	\$278,603	\$1,348,818	\$1,348,818
2024	\$1,070,215	\$278,603	\$1,348,818	\$1,348,818
2023	\$1,072,830	\$278,603	\$1,351,433	\$1,351,433
2022	\$375,972	\$164,028	\$540,000	\$540,000
2021	\$498,993	\$41,007	\$540,000	\$524,376
2020	\$544,767	\$35,233	\$580,000	\$476,705

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.