



**Address:** [1304 BEACH DR](#)  
**City:** PELICAN BAY  
**Georeference:** 23333-1-2  
**Subdivision:** LAKEVIEW ESTS - PELICAN BAY  
**Neighborhood Code:** 2Y300P

**Latitude:** 32.9282105796  
**Longitude:** -97.5177150139  
**TAD Map:** 1988-456  
**MAPSCO:** TAR-015R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKEVIEW ESTS - PELICAN BAY Block 1 Lot 2

**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:** 800034522  
**Site Name:** LAKEVIEW ESTS - PELICAN BAY 1 2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,624  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1377  
**Pool:** N

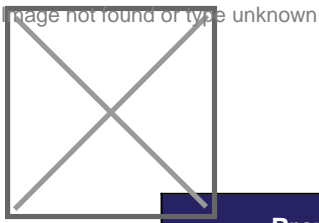
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
CUMMINGS THOMAS  
**Primary Owner Address:**  
1304 BEACH DR  
PELICAN BAY, TX 76020

**Deed Date:** 6/21/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** PC202124661



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARNEGIE HOMES LLC	10/9/2020	<a href="#">D220265858</a>		
SOUTHERN STAR CAPITAL LLC	6/25/2020	<a href="#">D220254099</a>		
TEX-DAL HOLDINGS LLC	12/23/2019	<a href="#">D220000719</a>		

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	\$213,299	\$60,000	\$273,299	\$273,299
2024	\$213,299	\$60,000	\$273,299	\$273,299
2023	\$222,133	\$60,000	\$282,133	\$265,580
2022	\$201,436	\$40,000	\$241,436	\$241,436
2021	\$34,644	\$40,000	\$74,644	\$74,644
2020	\$0	\$28,000	\$28,000	\$28,000

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.