



Address: [1340 BEACH DR](#)
City: PELICAN BAY
Georeference: 23333-1-11
Subdivision: LAKEVIEW ESTS - PELICAN BAY
Neighborhood Code: 2Y300P

Latitude: 32.9294491552
Longitude: -97.5176772216
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 11

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 800034526

Site Name: LAKEVIEW ESTS - PELICAN BAY 1 11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,556

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

SFR JV-HD TL BORROWER B LLC

Primary Owner Address:

15771 RED HILL AVE STE 100
TUSTIN, CA 92780

Deed Date: 3/10/2023

Deed Volume:

Deed Page:

Instrument: [D223040632](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV-HD PROPERTY LLC	5/9/2022	D222126233		
PETTIS REJOICE	7/31/2020	D220187193		
HORTON CAPITAL PROPERTIES LLC	4/10/2019	D219082858		

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	\$141,682	\$60,000	\$201,682	\$201,682
2024	\$177,749	\$60,000	\$237,749	\$237,749
2023	\$210,881	\$60,000	\$270,881	\$270,881
2022	\$192,796	\$40,000	\$232,796	\$226,335
2021	\$165,759	\$40,000	\$205,759	\$205,759
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

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.