



Address: [1441 LAKEVIEW DR](#)
City: PELICAN BAY
Georeference: 23333-3-28
Subdivision: LAKEVIEW ESTS - PELICAN BAY
Neighborhood Code: 2Y300P

Latitude: 32.9285262756
Longitude: -97.5197816928
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 3 Lot 28

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 800034484
Site Name: LAKEVIEW ESTS - PELICAN BAY 3 28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,674
Percent Complete: 100%
Land Sqft^{*}: 6,300
Land Acres^{*}: 0.1446
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:
WESTPHAL DARON
Primary Owner Address:
1441 LAKEVIEW DR
PELICAN BAY, TX 76020

Deed Date: 11/30/2020
Deed Volume:
Deed Page:
Instrument: [D220317541](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------|------------|----------------------------|-------------|-----------|
| CARNEGIE HOMES LLC | 3/31/2020 | D220080156 | | |
| TEX-DAL HOLDINGS LLC | 12/23/2019 | D220000719 | | |



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 | \$184,597 | \$60,000 | \$244,597 | \$244,597 |
| 2024 | \$184,597 | \$60,000 | \$244,597 | \$244,597 |
| 2023 | \$231,271 | \$60,000 | \$291,271 | \$266,200 |
| 2022 | \$206,789 | \$40,000 | \$246,789 | \$242,000 |
| 2021 | \$180,000 | \$40,000 | \$220,000 | \$220,000 |
| 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.