



**Address:** [1404 BEACH DR](#)  
**City:** PELICAN BAY  
**Georeference:** 23333-1-27  
**Subdivision:** LAKEVIEW ESTS - PELICAN BAY  
**Neighborhood Code:** 2Y300K

**Latitude:** 32.9317871475  
**Longitude:** -97.5176390735  
**TAD Map:** 1988-456  
**MAPSCO:** TAR-015M



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 27

**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)

**Site Number:** 800072345

**Site Name:** LAKEVIEW ESTS - PELICAN BAY Block 1 Lot 27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,645

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,631

**Land Acres<sup>\*</sup>:** 0.3129

**Pool:** N

**State Code:** A

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

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

<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:**

SCHRODY JOHN JOSEPH

**Primary Owner Address:**

1404 BEACH DR  
AZLE, TX 76020

**Deed Date:** 12/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222296097](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	12/27/2022	<a href="#">D222296096</a>		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	8/2/2022	<a href="#">D222080921</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	\$217,285	\$60,000	\$277,285	\$277,285
2024	\$217,285	\$60,000	\$277,285	\$277,285
2023	\$211,210	\$60,000	\$271,210	\$271,210
0	\$0	\$0	\$0	\$0

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.