



Address: [1405 BEACH DR](#)
City: PELICAN BAY
Georeference: 23333-1-29
Subdivision: LAKEVIEW ESTS - PELICAN BAY
Neighborhood Code: 2Y300K

Latitude: 32.9318318602
Longitude: -97.5182983111
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 29

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: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800072352
Site Name: LAKEVIEW ESTS - PELICAN BAY Block 1 Lot 29
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,705
Percent Complete: 100%
Land Sqft^{*}: 14,788
Land Acres^{*}: 0.3395
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:

MORFORD MICHAEL TODD
MORFORD SULASTRI

Primary Owner Address:

1405 BEACH DR
PELICAN BAY, TX 76020

Deed Date: 3/18/2023
Deed Volume:
Deed Page:
Instrument: [D223044654](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	3/17/2023	D223044653		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	8/2/2022	D222080921		

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	\$229,793	\$60,000	\$289,793	\$289,793
2024	\$229,793	\$60,000	\$289,793	\$289,793
2023	\$166,687	\$60,000	\$226,687	\$226,687
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.