



Address: [1433 YACHTCLUB DR](#)
City: PELICAN BAY
Georeference: 23333-1-46
Subdivision: LAKEVIEW ESTS - PELICAN BAY
Neighborhood Code: 2Y300K

Latitude: 32.9309764364
Longitude: -97.5200638662
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 46

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: 800072370

Site Name: LAKEVIEW ESTS - PELICAN BAY Block 1 Lot 46

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,270

Percent Complete: 100%

Land Sqft^{*}: 8,403

Land Acres^{*}: 0.1929

Pool: N

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ZANG MATTHEW ARTHUR
ZANG BETHANY MARIE

Primary Owner Address:

1433 YACHTCLUB DR
PELICAN BAY, TX 76020

Deed Date: 3/29/2023

Deed Volume:

Deed Page:

Instrument: [D223050393](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|-----------|----------------------------|-------------|-----------|
| LENNAR HOMES OF TEXAS SALES AND MARKETING LTD | 3/28/2023 | D223050392 | | |
| LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD | 8/2/2022 | D222151851 | | |

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 | \$182,812 | \$60,000 | \$242,812 | \$242,812 |
| 2024 | \$182,812 | \$60,000 | \$242,812 | \$242,812 |
| 2023 | \$73,334 | \$60,000 | \$133,334 | \$133,334 |
| 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

- 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.