



Address: [1425 YACHTCLUB DR](#)
City: PELICAN BAY
Georeference: 23333-1-48
Subdivision: LAKEVIEW ESTS - PELICAN BAY
Neighborhood Code: 2Y300K

Latitude: 32.9309764009
Longitude: -97.5203890109
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 48

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: 800072364
Site Name: LAKEVIEW ESTS - PELICAN BAY Block 1 Lot 48
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,480
Percent Complete: 100%
Land Sqft^{*}: 8,403
Land Acres^{*}: 0.1929
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

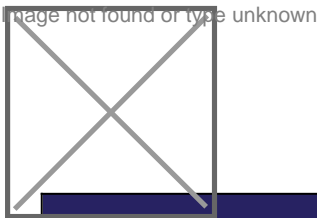
Current Owner:

MORO ASHLEY SUZANNE
MORO AUSTIN MARLIN

Primary Owner Address:

1425 YACHTCLUB DR
PELICAN BAY, TX 76020

Deed Date: 5/20/2023
Deed Volume:
Deed Page:
Instrument: [D223088017](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	5/19/2023	D223088016		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	9/15/2022	D222230537		

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	\$198,846	\$60,000	\$258,846	\$258,846
2024	\$198,846	\$60,000	\$258,846	\$258,846
2023	\$80,802	\$60,000	\$140,802	\$140,802
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.