



Address: [1749 LAGUNA BAY S](#)
City: PELICAN BAY
Georeference: 23072-1-38
Subdivision: LAGUNA BAY
Neighborhood Code: 2A100E

Latitude: 32.918519979
Longitude: -97.5091114859
TAD Map: 1994-452
MAPSCO: TAR-016S



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LAGUNA BAY Block 1 Lot 38

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: 2018

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41465504

Site Name: LAGUNA BAY-1-38

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 4,745

Percent Complete: 100%

Land Sqft*: 39,971

Land Acres*: 0.9176

Pool: Y

+++ Rounded.

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

OWNER INFORMATION



Current Owner:
G & M CAPITAL MANAGEMENT LLC
Primary Owner Address:
7602 3 UNIVERSITY AVE
LUBBOCK, TX 79423

Deed Date: 12/15/2023
Deed Volume:
Deed Page:
Instrument: [D223222957](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARGROVE RANDALL SCOTT	7/6/2022	D222170526		
HARGROVE RANDALL SCOTT;LABOUNTY MEANS WANDA	3/1/2020	D220058078		
LABOUNTY MEANS WANDA	11/21/2019	D219277502		
HARGROVE RANDALL SCOTT;MEANS WANDA LABOUNTY	12/18/2017	D217292949		
CLENDENIN KIM M	9/2/2016	D216206887		
WILLIAMS MIRANDA;WILLIAMS WESLEY	7/11/2014	D214149497	0000000	0000000
LB EAGLE INVESTMENTS LP	11/27/2012	D212292446	0000000	0000000
EMERALD MORTG PARTNERS LLC	11/21/2012	D212291212	0000000	0000000
CTMGT PELICAN BAY LLC	9/26/2012	D212243792	0000000	0000000
FIRST INTERNATIONAL BANK	4/5/2011	D211079877	0000000	0000000
MEC SHORES LP	1/1/2009	000000000000000	0000000	0000000

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	\$0	\$0	\$0	\$0
2024	\$1,668,081	\$275,326	\$1,943,407	\$1,943,407
2023	\$1,262,866	\$275,326	\$1,538,192	\$744,150
2022	\$935,973	\$159,585	\$1,095,558	\$676,500
2021	\$575,104	\$39,896	\$615,000	\$615,000
2020	\$575,104	\$39,896	\$615,000	\$615,000

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.