Tarrant Appraisal District

Property Information | PDF

Account Number: 41465504

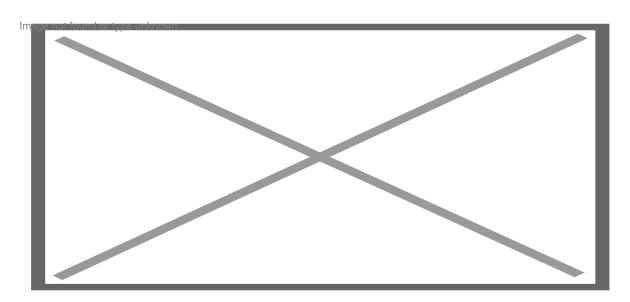
Address: 1749 LAGUNA BAY S

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

+++ Rounded.

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

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

## **OWNER INFORMATION**

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**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:

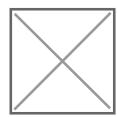
Instrument: D223222957

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	00000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

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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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.