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Address: [1753 LAGUNA BAY S](#)
City: PELICAN BAY
Georeference: 23072-1-39
Subdivision: LAGUNA BAY
Neighborhood Code: 2A100E

Latitude: 32.9185824137
Longitude: -97.5087301157
TAD Map: 1994-452
MAPSCO: TAR-016S



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

PROPERTY DATA

Legal Description: LAGUNA BAY Block 1 Lot 39

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: 2017

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 41465512
Site Name: LAGUNA BAY-1-39
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,545
Percent Complete: 100%
Land Sqft^{*}: 41,027
Land Acres^{*}: 0.9418
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:

GREG AND MICHELLE RICE REVOCABLE TRUST

Primary Owner Address:

1753 LAGUNA BAY
PELICAN BAY, TX 76020

Deed Date: 11/1/2022
Deed Volume:
Deed Page:
Instrument: [D222261664](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICE GREG MICHAEL;RICE MICHELLE RENE	6/27/2022	D222164226		
WYATT APRIL;WYATT JOSEPH P	4/28/2016	D216090922		
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	\$729,475	\$278,019	\$1,007,494	\$1,007,494
2024	\$729,475	\$278,019	\$1,007,494	\$1,007,494
2023	\$942,192	\$278,019	\$1,220,211	\$1,220,211
2022	\$366,689	\$163,311	\$530,000	\$530,000
2021	\$489,172	\$40,828	\$530,000	\$483,153
2020	\$384,721	\$115,279	\$500,000	\$439,230

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.