

Account Number: 41443705

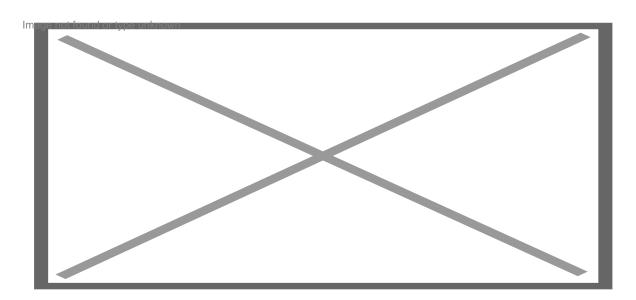
Address: 1645 TRACE BELLA

City: WESTLAKE

Georeference: 41496-1-3 Subdivision: TERRA BELLA Neighborhood Code: 3S050A **Latitude:** 32.9728337215 **Longitude:** -97.1723432903

**TAD Map:** 2096-472 **MAPSCO:** TAR-011T





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

## PROPERTY DATA

Legal Description: TERRA BELLA Block 1 Lot 3

**Jurisdictions:** 

TOWN OF WESTLAKE (037)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)

State Code: A Year Built: 2019

CARROLL ISD (919)

Personal Property Account: N/A

Agent: None

**Protest Deadline Date: 5/15/2025** 

Site Number: 41443705

Site Name: TERRA BELLA-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 7,512
Percent Complete: 100%

Land Sqft\*: 56,480 Land Acres\*: 1.2966

Pool: Y

+++ Rounded.

## OWNER INFORMATION

03-16-2025 Page 1

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



GUPTA RACHIT GUPTA PRACHI

**Primary Owner Address:** 1645 TRACE BELLA CT WESTLAKE, TX 76262-5915

**Deed Date: 8/31/2018** 

Deed Volume: Deed Page:

Instrument: D218197727

Previous Owners	Date	Instrument	Deed Volume	Deed Page
M G LUXURY HOMES LLC	6/6/2017	D217134941		
URBAN MILLENNIUM LLC	6/15/2015	D215129302		
WESTLAKE TERRA LLC	1/1/2008	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$3,958,253	\$613,980	\$4,572,233	\$2,928,200
2023	\$3,390,756	\$613,980	\$4,004,736	\$2,662,000
2022	\$3,233,869	\$449,150	\$3,683,019	\$2,420,000
2021	\$2,920,813	\$449,150	\$3,369,963	\$2,200,000
2020	\$1,711,159	\$288,841	\$2,000,000	\$2,000,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

03-16-2025 Page 2

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