

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 41443748

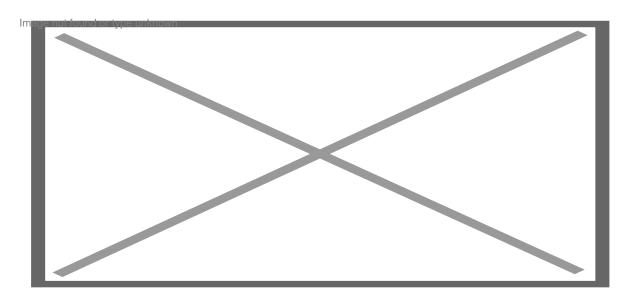
Address: 1680 TRACE BELLA

City: WESTLAKE

Georeference: 41496-1-6 Subdivision: TERRA BELLA Neighborhood Code: 3S050A **Latitude:** 32.9734389627 **Longitude:** -97.1718292658

**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 6

**Jurisdictions:** 

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

State Code: A Year Built: 2014

CARROLL ISD (919)

Personal Property Account: N/A

Agent: MERITAX ADVISORS LLC (00604)

Protest Deadline Date: 5/15/2025

**Site Number: 41443748** 

Site Name: TERRA BELLA-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 8,860
Percent Complete: 100%

Land Sqft\*: 43,574 Land Acres\*: 1.0003

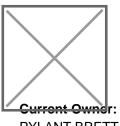
Pool: Y

+++ Rounded.

## OWNER INFORMATION

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



PYLANT BRETT PYLANT LISA

Primary Owner Address: 1680 TRACE BELLA CT ROANOKE, TX 76262 **Deed Date: 5/17/2016** 

Deed Volume: Deed Page:

**Instrument:** <u>D216106707</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D DECAVITTE PROPERTIES LP	3/19/2014	D214055217	0000000	0000000
STEVENSON COLIN;STEVENSON MELANIE	11/29/2012	D212292984	0000000	0000000
BEGLEY BRYAN R;BEGLEY JESSICA	4/22/2011	D211095217	0000000	0000000
SIMMONS ESTATE HOMES I LP	1/21/2009	D209020321	0000000	0000000
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	\$4,288,430	\$525,090	\$4,813,520	\$3,124,244
2023	\$3,285,431	\$525,090	\$3,810,521	\$2,840,222
2022	\$3,397,925	\$375,075	\$3,773,000	\$2,582,020
2021	\$1,897,231	\$450,060	\$2,347,291	\$2,347,291
2020	\$2,172,375	\$450,060	\$2,622,435	\$2,622,435

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.

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