



**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)
- CARROLL ISD (919)

**State Code:** A

**Year Built:** 2014

**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<sup>+++</sup>:** 8,860

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,574

**Land Acres<sup>\*</sup>:** 1.0003

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

PYLANT BRETT  
PYLANT LISA

**Primary Owner Address:**

1680 TRACE BELLA CT  
ROANOKE, TX 76262

**Deed Date:** 5/17/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216106707](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D DECAVITTE PROPERTIES LP	3/19/2014	<a href="#">D214055217</a>	0000000	0000000
STEVENSON COLIN;STEVENSON MELANIE	11/29/2012	<a href="#">D212292984</a>	0000000	0000000
BEGLEY BRYAN R;BEGLEY JESSICA	4/22/2011	<a href="#">D211095217</a>	0000000	0000000
SIMMONS ESTATE HOMES I LP	1/21/2009	<a href="#">D209020321</a>	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 <sup>+</sup>
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.

+ 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.