



Address: [1295 CASA BELLA CT](#)
City: WESTLAKE
Georeference: 41496-2-2
Subdivision: TERRA BELLA
Neighborhood Code: 3S050A

Latitude: 32.973494243
Longitude: -97.1689892278
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 2 Lot 2

Jurisdictions:

- TOWN OF WESTLAKE (037)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CARROLL ISD (919)

State Code: A

Year Built: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41443993

Site Name: TERRA BELLA-2-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,246

Percent Complete: 100%

Land Sqft^{*}: 41,212

Land Acres^{*}: 0.9460

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:

MALIAVARAPU ANIL

Primary Owner Address:

1295 CASA BELLA CT
WESTLAKE, TX 76262

Deed Date: 6/30/2016

Deed Volume:

Deed Page:

Instrument: [D216146759](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMMONS HOMES LP	11/9/2015	D215255112		
AUYANG BARBARA	1/10/2012	D212011867	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	\$3,192,181	\$508,830	\$3,701,011	\$2,928,200
2023	\$2,980,099	\$508,830	\$3,488,929	\$2,662,000
2022	\$2,634,456	\$361,525	\$2,995,981	\$2,420,000
2021	\$1,774,255	\$425,745	\$2,200,000	\$2,200,000
2020	\$1,774,255	\$425,745	\$2,200,000	\$2,200,000

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.