

# Tarrant Appraisal District Property Information | PDF Account Number: 41443993

#### 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

Site Name: TERRA BELLA-2-2 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 6,246 Percent Complete: 100% Land Sqft<sup>\*</sup>: 41,212 Land Acres<sup>\*</sup>: 0.9460 Pool: N

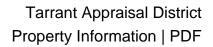
Site Number: 41443993

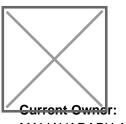
Protest Deadline Date: 5/15/2025 +++ Rounded.

Agent: None

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

#### **OWNER INFORMATION**





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	000000	0000000
WESTLAKE TERRA LLC	1/1/2008	000000000000000000000000000000000000000	000000	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.