



**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<sup>+++</sup>:** 6,246

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 41,212

**Land Acres<sup>\*</sup>:** 0.9460

**Pool:** N

<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:**

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	<a href="#">D215255112</a>		
AUYANG BARBARA	1/10/2012	<a href="#">D212011867</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	\$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.