



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.