



**Address:** [1730 CYPRESS WAY](#)  
**City:** WESTLAKE  
**Georeference:** 12888T-4-9  
**Subdivision:** ESTATES OF QUAIL HOLLOW, THE  
**Neighborhood Code:** 3S050F

**Latitude:** 32.9757804899  
**Longitude:** -97.1827470766  
**TAD Map:** 2096-476  
**MAPSCO:** TAR-011N



This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** ESTATES OF QUAIL HOLLOW,  
THE Block 4 Lot 9

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

**State Code:** A  
**Year Built:** 2022  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 800020221  
**Site Name:** ESTATES OF QUAIL HOLLOW, THE 4 9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 9,845  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 70,926  
**Land Acres<sup>\*</sup>:** 1.6280  
**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:**

NARAYANAN BALAKRISHNAN

**Primary Owner Address:**

1730 CYPRESS WAY  
WESTLAKE, TX 76262

**Deed Date:** 9/30/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219228825](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRIESER JASON D	1/30/2017	<a href="#">D217023131</a>		

## VALUES

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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	\$3,439,073	\$1,314,000	\$4,753,073	\$4,753,073
2023	\$1,681,000	\$1,314,000	\$2,995,000	\$2,995,000
2022	\$0	\$976,800	\$976,800	\$976,800
2021	\$0	\$976,800	\$976,800	\$976,800
2020	\$0	\$976,800	\$976,800	\$976,800

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

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- 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.