



**Address:** [1470 BENT TRAIL CIR](#)  
**City:** SOUTHLAKE  
**Georeference:** 42163C-9-32  
**Subdivision:** TIMARRON ADDN - BENT CREEK  
**Neighborhood Code:** 3S020C

**Latitude:** 32.9236823717  
**Longitude:** -97.1544131098  
**TAD Map:** 2102-456  
**MAPSCO:** TAR-025R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIMARRON ADDN - BENT CREEK Block 9 Lot 32 & PT CE

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 1993

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,277,862

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06552285

**Site Name:** TIMARRON ADDN - BENT CREEK-9-32

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,854

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,429

**Land Acres<sup>\*</sup>:** 0.4230

**Pool:** Y

<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:**

PYE CODY J  
PYE ASHLEY C

**Primary Owner Address:**

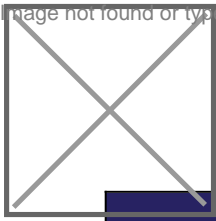
1470 BENT TRAIL CIR  
SOUTHLAKE, TX 76092

**Deed Date:** 9/17/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215212413](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COHEN MARIANNE P;COHEN PAUL	12/15/2000	00148670000183	0014867	0000183
HERMES JIHAD G;HERMES MARY E	6/11/1999	00138690000324	0013869	0000324
COLLINS GREGORY F	11/19/1993	00113340001059	0011334	0001059
KIRPACH HOMES INC	1/28/1993	00109860000852	0010986	0000852
BEAR CREEK COMMUNITIES INC	1/1/1992	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	\$977,862	\$300,000	\$1,277,862	\$1,153,126
2024	\$977,862	\$300,000	\$1,277,862	\$1,048,296
2023	\$762,000	\$300,000	\$1,062,000	\$952,996
2022	\$777,549	\$200,000	\$977,549	\$866,360
2021	\$603,670	\$200,000	\$803,670	\$787,600
2020	\$516,000	\$200,000	\$716,000	\$716,000

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.