

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 06653367

Address: 1420 BENTLEY CT

City: SOUTHLAKE

Georeference: 42163C-5-27

Subdivision: TIMARRON ADDN - BENT CREEK

Neighborhood Code: 3S020C

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

## PROPERTY DATA

Legal Description: TIMARRON ADDN - BENT

CREEK Block 5 Lot 27

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:** \$1,898,111

Protest Deadline Date: 5/24/2024

**Site Number:** 06653367

Site Name: TIMARRON ADDN - BENT CREEK-5-27

Site Class: A1 - Residential - Single Family

Latitude: 32.9217644542

**TAD Map:** 2102-456 **MAPSCO:** TAR-025R

Longitude: -97.1527087554

Parcels: 1

Approximate Size+++: 5,799
Percent Complete: 100%

Land Sqft\*: 26,157 Land Acres\*: 0.6004

Pool: Y

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

CHARLES & SALLY CICCHETTI FAMILY TRUST

**Primary Owner Address:** 1420 BENTLEY CT

SOUTHLAKE, TX 76092

**Deed Date: 1/12/2024** 

Deed Volume: Deed Page:

Instrument: D224007621

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BORST BENJAMIN;BORST KRISTINE	3/21/2023	D223046953		
ROSS CHERI L;ROSS ROBERT L	8/11/2008	D208320216	0000000	0000000
PRIMACY CLOSING CORPORATION	4/18/2008	D208320215	0000000	0000000
BAIST DIANNE S;BAIST JOHN M	8/1/2005	D205231705	0000000	0000000
KADING KELLY B;KADING NANCY J	2/27/2001	00147520000047	0014752	0000047
CHANG YIN CHUN	6/28/1999	00138910000103	0013891	0000103
MITCHAMORE GREGORY JAMES	10/14/1997	00129430000063	0012943	0000063
MITCHAMORE GREGORY J;MITCHAMORE HOLLY	6/7/1994	00116180000118	0011618	0000118
EQUITABLE HOMES INC	10/21/1993	00000000000000	0000000	0000000
TIMARRON LAND CORP	1/1/1993	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. <u>Tarrant County Tax Office Account Information</u>.

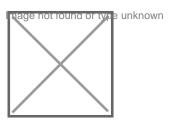
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$1,523,111	\$375,000	\$1,898,111	\$1,898,111
2024	\$1,523,111	\$375,000	\$1,898,111	\$1,629,148
2023	\$1,356,796	\$375,000	\$1,731,796	\$1,357,623
2022	\$1,126,750	\$250,000	\$1,376,750	\$1,234,203
2021	\$872,003	\$250,000	\$1,122,003	\$1,122,003
2020	\$855,503	\$250,000	\$1,105,503	\$1,105,503

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



There are no exemptions for this property

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.

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