



Address: [1420 BENTLEY CT](#)
City: SOUTHLAKE
Georeference: 42163C-5-27
Subdivision: TIMARRON ADDN - BENT CREEK
Neighborhood Code: 3S020C

Latitude: 32.9217644542
Longitude: -97.1527087554
TAD Map: 2102-456
MAPSCO: TAR-025R



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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

Parcels: 1

Approximate Size⁺⁺⁺: 5,799

Percent Complete: 100%

Land Sqft^{*}: 26,157

Land Acres^{*}: 0.6004

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

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](#)

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. [Tarrant County Tax Office Account Information](#).

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.

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

EXEMPTIONS / SPECIAL APPRAISAL

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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.