



Address: [1440 BENT TRAIL CIR](#)
City: SOUTHLAKE
Georeference: 42163C-9-34
Subdivision: TIMARRON ADDN - BENT CREEK
Neighborhood Code: 3S020C

Latitude: 32.9230760169
Longitude: -97.1544203924
TAD Map: 2102-456
MAPSCO: TAR-025V



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 34

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: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$1,047,777

Protest Deadline Date: 5/24/2024

Site Number: 06653642

Site Name: TIMARRON ADDN - BENT CREEK-9-34

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,163

Percent Complete: 100%

Land Sqft^{*}: 18,457

Land Acres^{*}: 0.4237

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:

KUMAR VAIDHY

Primary Owner Address:

1440 BENT TRAIL CIR
SOUTHLAKE, TX 76092-9416

Deed Date: 6/22/2005

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D205185359](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAYASAKI EIJI	8/10/1998	00133750000388	0013375	0000388
COLYER CHRISTOPHER;COLYER K M	6/6/1996	00123960000430	0012396	0000430
GOFFARD EDWIN;GOFFARD VICTORIA	5/2/1994	00115660000362	0011566	0000362
HAAG & COMPANY INC	7/14/1993	00111540000818	0011154	0000818
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	\$695,388	\$300,000	\$995,388	\$995,388
2024	\$747,777	\$300,000	\$1,047,777	\$948,431
2023	\$728,914	\$300,000	\$1,028,914	\$862,210
2022	\$631,645	\$200,000	\$831,645	\$783,827
2021	\$512,570	\$200,000	\$712,570	\$712,570
2020	\$460,000	\$200,000	\$660,000	\$660,000

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.