



Address: [1625 FAIR OAKS CT](#)
City: WESTLAKE
Georeference: 15633-A-15
Subdivision: GLENWYCK FARMS ADDITION
Neighborhood Code: 3S050D

Latitude: 32.9735449922
Longitude: -97.1751032337
TAD Map: 2096-472
MAPSCO: TAR-011T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GLENWYCK FARMS ADDITION
Block A Lot 15

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: MERITAX ADVISORS LLC (00604)

Notice Sent Date: 4/15/2025

Notice Value: \$3,030,890

Protest Deadline Date: 5/24/2024

Site Number: 07662335

Site Name: GLENWYCK FARMS ADDITION-A-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 8,975

Percent Complete: 100%

Land Sqft^{*}: 46,626

Land Acres^{*}: 1.0703

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:

KARBASI RASOUL
KARBASI NASHN

Primary Owner Address:

1625 FAIR OAKS CT
WESTLAKE, TX 76262-8224

Deed Date: 5/6/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211109692](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE MIGROUP INC	4/2/2011	D211109691	0000000	0000000
FLOWERS GARRY W;FLOWERS ROBIN	8/10/2006	D206250686	0000000	0000000
FERRI ANTONIO;FERRI OLY C	1/30/2004	D204037942	0000000	0000000
GLEN BRUTON CONTRACTING CORP	5/24/2000	00143610000287	0014361	0000287
GLENWYCK FARMS LTD	1/1/2000	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	\$2,301,959	\$570,695	\$2,872,654	\$2,519,399
2024	\$2,460,195	\$570,695	\$3,030,890	\$2,290,363
2023	\$2,553,065	\$570,695	\$3,123,760	\$2,082,148
2022	\$2,490,332	\$410,267	\$2,900,599	\$1,892,862
2021	\$1,235,820	\$484,964	\$1,720,784	\$1,720,784
2020	\$1,235,820	\$484,964	\$1,720,784	\$1,720,784

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.