



Address: [1706 WISTERIA WAY](#)
City: WESTLAKE
Georeference: 44579-K-4R
Subdivision: VAQUERO RESIDENTIAL ADDITION
Neighborhood Code: 3W200A

Latitude: 32.9731880441
Longitude: -97.1899756448
TAD Map: 2090-472
MAPSCO: TAR-010V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VAQUERO RESIDENTIAL
ADDITION Block K Lot 4R

Jurisdictions:

TOWN OF WESTLAKE (037)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: MELANIE BELL LORANT (11735)

Notice Sent Date: 4/15/2025

Notice Value: \$2,500,000

Protest Deadline Date: 5/24/2024

Site Number: 40177262

Site Name: VAQUERO RESIDENTIAL ADDITION-K-4R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,269

Percent Complete: 100%

Land Sqft^{*}: 23,313

Land Acres^{*}: 0.5351

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:

LORANT MELANIE BELL

Primary Owner Address:

1706 WISTERIA WAY
WESTLAKE, TX 76262

Deed Date: 2/20/2019

Deed Volume:

Deed Page:

Instrument: [D220119365](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BELL GORDON EUGENE;BELL NORMA JEAN	11/12/2012	D215067901		
MLXS MANAGEMENT HOLDINGS LLC	3/22/2012	D212073478	0000000	0000000
APPLEGATE JOHN;APPLEGATE PAIGE	11/9/2005	D205352930	0000000	0000000
MAYSE HELEN C;MAYSE RICHARD A	1/1/2002	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	\$1,042,938	\$1,457,062	\$2,500,000	\$1,464,100
2024	\$1,042,938	\$1,457,062	\$2,500,000	\$1,331,000
2023	\$1,797,231	\$1,602,769	\$3,400,000	\$1,210,000
2022	\$564,800	\$535,200	\$1,100,000	\$1,100,000
2021	\$94,800	\$535,200	\$630,000	\$630,000
2020	\$0	\$400,000	\$400,000	\$400,000

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.