



**Address:** [2003 BRAZOS CT](#)  
**City:** WESTLAKE  
**Georeference:** 44578-K-16  
**Subdivision:** VAQUERO-ARTHUR  
**Neighborhood Code:** 3W200A

**Latitude:** 32.9637136401  
**Longitude:** -97.1874300188  
**TAD Map:** 2090-468  
**MAPSCO:** TAR-011W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VAQUERO-ARTHUR Block K Lot 16

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

**State Code:** A  
**Year Built:** 2011  
**Personal Property Account:** N/A  
**Agent:** HOME TAX SHIELD (12108)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$5,000,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40374297  
**Site Name:** VAQUERO-ARTHUR-K-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 8,121  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 49,925  
**Land Acres<sup>\*</sup>:** 1.1461  
**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
THE BERRY FAMILY TRUST  
**Primary Owner Address:**  
2003 BRAZOS CT  
ROANOKE, TX 76262

**Deed Date:** 11/30/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223212966](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERRY MICHAEL J;BERRY NITA A	6/4/2020	<a href="#">D220128792</a>		
ISMAILI HAROON & WEDA ISMAILI FAMILY TRUST	11/10/2016	<a href="#">D216276744</a>		
ISMAILI HAROON;ISMAILI WEDA I	3/25/2011	<a href="#">D212263051</a>	0000000	0000000
DREILING REALTY LLC	3/7/2005	<a href="#">D205076145</a>	0000000	0000000
WB TEXAS RESORT COMMUNITIES	1/1/2003	000000000000000	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 <sup>+</sup>
2025	\$2,631,050	\$2,368,950	\$5,000,000	\$4,831,530
2024	\$2,631,050	\$2,368,950	\$5,000,000	\$4,392,300
2023	\$3,056,969	\$2,586,750	\$5,643,719	\$3,993,000
2022	\$2,940,133	\$802,270	\$3,742,403	\$3,630,000
2021	\$2,497,730	\$802,270	\$3,300,000	\$3,300,000
2020	\$2,687,324	\$802,270	\$3,489,594	\$3,247,640

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.