



Address: [1215 PERDENALAS TR](#)
City: WESTLAKE
Georeference: 44578-L-16
Subdivision: VAQUERO-ARTHUR
Neighborhood Code: 3W200A

Latitude: 32.9606779006
Longitude: -97.18887829
TAD Map: 2090-468
MAPSCO: TAR-010Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VAQUERO-ARTHUR Block L 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: 2007

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$4,857,379

Protest Deadline Date: 5/24/2024

Site Number: 40428397
Site Name: VAQUERO-ARTHUR-L-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 9,835
Percent Complete: 100%
Land Sqft^{*}: 45,691
Land Acres^{*}: 1.0489
Pool: Y

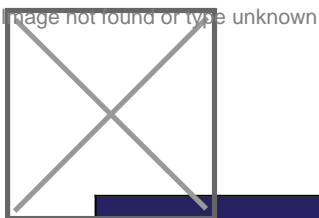
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
BOSWELL MICHELLE J
Primary Owner Address:
1215 PERDENALAS TR
WESTLAKE, TX 76262

Deed Date: 8/31/2016
Deed Volume:
Deed Page:
Instrument: [D216204633](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAMILTON JOSHUA H	8/31/2015	D216013841		
HAMILTON JOSHUA;HAMILTON KATIE	5/11/2011	D211112818	0000000	0000000
DL CHILTON INVESTMENTS LLC	9/15/2008	D208370622	0000000	0000000
MILLS CUSTOM HOMES LP	3/19/2008	D208243365	0000000	0000000
GOLDEN LEAF FINANCIAL SERVICES	1/22/2008	D208030899	0000000	0000000
MILLS CUSTOM HOMES INC	9/24/2004	D204313525	0000000	0000000
WD TEXAS RESORT COMMUNITIES LP	1/1/2003	0000000000000000	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	\$2,615,449	\$2,241,930	\$4,857,379	\$3,859,900
2024	\$2,615,449	\$2,241,930	\$4,857,379	\$3,509,000
2023	\$2,990,270	\$2,459,730	\$5,450,000	\$3,190,000
2022	\$2,165,770	\$734,230	\$2,900,000	\$2,900,000
2021	\$2,165,770	\$734,230	\$2,900,000	\$2,900,000
2020	\$2,267,923	\$734,230	\$3,002,153	\$3,002,153

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.