



**Address:** [1803 SEVILLE COVE](#)  
**City:** WESTLAKE  
**Georeference:** 15963F-A-44  
**Subdivision:** GRANADA  
**Neighborhood Code:** 3S050E

**Latitude:** 32.9806804584  
**Longitude:** -97.1831500561  
**TAD Map:** 2096-476  
**MAPSCO:** TAR-011N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GRANADA Block A Lot 44

**Jurisdictions:**

TOWN OF WESTLAKE (037)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
TROPHY CLUB MUD #1 (306)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800018012  
**Site Name:** GRANADA A 44  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 5,637  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 27,607  
**Land Acres<sup>\*</sup>:** 0.6338  
**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:**

DHANUKA VISHAL  
DHANUKA KIRAN

**Primary Owner Address:**

1803 SEVILLE COVE  
WESTLAKE, TX 76262

**Deed Date:** 1/23/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217022804](#)

| Previous Owners  | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------|-----------|----------------------------|-------------|-----------|
| CALAIS HOMES INC | 1/22/2017 | <a href="#">D217020260</a> |             |           |

## 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 | \$2,702,099        | \$380,280   | \$3,082,379  | \$3,082,379                  |
| 2024 | \$2,702,099        | \$380,280   | \$3,082,379  | \$3,082,379                  |
| 2023 | \$2,590,929        | \$380,280   | \$2,971,209  | \$2,843,500                  |
| 2022 | \$2,506,696        | \$380,280   | \$2,886,976  | \$2,585,000                  |
| 2021 | \$2,115,866        | \$380,280   | \$2,496,146  | \$2,350,000                  |
| 2020 | \$1,814,790        | \$285,210   | \$2,100,000  | \$2,100,000                  |

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.