



Address: [1718 CYPRESS WAY](#)
City: WESTLAKE
Georeference: 12888T-4-6
Subdivision: ESTATES OF QUAIL HOLLOW, THE
Neighborhood Code: 3S050F

Latitude: 32.9747698949
Longitude: -97.18143367
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: ESTATES OF QUAIL HOLLOW,
THE Block 4 Lot 6

Jurisdictions:

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

State Code: A

Year Built: 2024

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Notice Sent Date: 4/15/2025

Notice Value: \$5,642,624

Protest Deadline Date: 5/24/2024

Site Number: 800020226

Site Name: ESTATES OF QUAIL HOLLOW, THE 4 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,199

Percent Complete: 80%

Land Sqft^{*}: 51,951

Land Acres^{*}: 1.1930

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

NAIR NEHA
NAIR RANJIT

Primary Owner Address:

2509 OAKBEND CT
SOUTHLAKE, TX 76092

Deed Date: 6/14/2021

Deed Volume:

Deed Page:

Instrument: [D221172547](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TENG JOHN;TENG WENDY	1/25/2021	D221027538		
OSWALD LARRY	3/19/2020	D220067037		
MASON ANNE;MASON BRAD	6/20/2019	D220060541		
SIMMONS ESTATE HOMES I LP	1/19/2017	D217016052		

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	\$2,034,789	\$1,807,900	\$3,842,689	\$3,181,244
2024	\$0	\$955,379	\$955,379	\$955,379
2023	\$0	\$955,379	\$955,379	\$955,379
2022	\$0	\$715,800	\$715,800	\$715,800
2021	\$0	\$715,800	\$715,800	\$715,800
2020	\$0	\$501,060	\$501,060	\$501,060

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

There are no exemptions for this property

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.