



**Address:** [1711 CYPRESS WAY](#)  
**City:** WESTLAKE  
**Georeference:** 12888T-6-10  
**Subdivision:** ESTATES OF QUAIL HOLLOW, THE  
**Neighborhood Code:** 3S050F

**Latitude:** 32.9739202958  
**Longitude:** -97.1819727074  
**TAD Map:** 2096-472  
**MAPSCO:** TAR-011S



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 6 Lot 10

**Jurisdictions:**  
TOWN OF WESTLAKE (037)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)  
**State Code:** A  
**Year Built:** 2023  
**Personal Property Account:** N/A  
**Agent:** OCONNOR & ASSOCIATES (00436)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$9,057,816  
**Protest Deadline Date:** 7/12/2024

**Site Number:** 800020272  
**Site Name:** ESTATES OF QUAIL HOLLOW, THE 6 10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 9,209  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 55,321  
**Land Acres<sup>\*</sup>:** 1.2700  
**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:**  
A TEAM 2017 MANAGEMENT TRUST THE  
**Primary Owner Address:**  
1711 CYPRESS WAY  
WESTLAKE, TX 76262

**Deed Date:** 9/21/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222239979](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
INDRESANO ANDREW A;SCHIMIZZI AIMEE L	7/10/2020	<a href="#">D220169137</a>		
CALAIS CUSTOM HOMES LLC	6/30/2020	<a href="#">D220167430</a>		
HAKAM HAFIZ A;HAKAM HAMIDA	7/18/2017	<a href="#">D217164940</a>		
QUAIL HOLLOW DEVELOPMENT II LLC	2/10/2017	<a href="#">D217033206</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	\$4,880,000	\$1,831,000	\$6,711,000	\$6,711,000
2024	\$1,765,000	\$1,135,000	\$2,900,000	\$2,900,000
2023	\$0	\$1,091,391	\$1,091,391	\$1,091,391
2022	\$0	\$762,000	\$762,000	\$762,000
2021	\$0	\$762,000	\$762,000	\$762,000
2020	\$0	\$533,400	\$533,400	\$533,400

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.