



Address: [1490 FOREST KNOLL DR](#)
City: WESTLAKE
Georeference: 22871-C-4
Subdivision: KNOLLS AT SOLANA
Neighborhood Code: 3S050C

Latitude: 32.9796860135
Longitude: -97.1737687695
TAD Map: 2096-476
MAPSCO: TAR-011P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KNOLLS AT SOLANA Block C
Lot 4

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: 2021

Personal Property Account: N/A

Agent: PROPERTY TAX PROTEST (00795)

Protest Deadline Date: 5/24/2024

Site Number: 800056772

Site Name: KNOLLS AT SOLANA Block C Lot 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,441

Percent Complete: 100%

Land Sqft^{*}: 9,450

Land Acres^{*}: 0.2169

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:

HART JONATHAN

HART REBECCA

Primary Owner Address:

1490 FOREST KNOLL DR
WESTLAKE, TX 76262

Deed Date: 9/23/2022

Deed Volume:

Deed Page:

Instrument: [D222235349](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CT FOREST LLC	9/22/2022	D222234225		
BECKETT GRAHAM HOMES LLC	8/18/2022	D222206628		
MARINA BAY DEVELOPMENT CORPORATION	8/2/2020	D220140318		

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	\$1,912,415	\$162,675	\$2,075,090	\$2,075,090
2024	\$2,235,800	\$162,675	\$2,398,475	\$2,398,475
2023	\$2,598,794	\$162,675	\$2,761,469	\$2,761,469
2022	\$416,550	\$108,450	\$525,000	\$525,000
2021	\$0	\$75,915	\$75,915	\$75,915
0	\$0	\$0	\$0	\$0

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.