



**Address:** [1486 FOREST KNOLL DR](#)  
**City:** WESTLAKE  
**Georeference:** 22871-C-5  
**Subdivision:** KNOLLS AT SOLANA  
**Neighborhood Code:** 3S050C

**Latitude:** 32.9796857859  
**Longitude:** -97.1735404409  
**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 5

**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:** 2022

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800056775  
**Site Name:** KNOLLS AT SOLANA Block C Lot 5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,060  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,450  
**Land Acres<sup>\*</sup>:** 0.2169  
**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:**

KAUSER RICKY

**Primary Owner Address:**

1486 FOREST KNOLL DR  
WESTLAKE, TX 76262-2397

**Deed Date:** 12/10/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221360943](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KA HOME CONSTRUCTION INC	6/11/2021	<a href="#">D221172183</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	\$2,452,583	\$162,675	\$2,615,258	\$2,615,258
2024	\$2,452,583	\$162,675	\$2,615,258	\$2,615,258
2023	\$1,430,126	\$162,675	\$1,592,801	\$1,592,801
2022	\$0	\$108,450	\$108,450	\$108,450
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.