



**Address:** [117 LAILA CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 32949-B-3  
**Subdivision:** PRESTON MANOR ADDITION  
**Neighborhood Code:** 3C800A2

**Latitude:** 32.8934134421  
**Longitude:** -97.165268363  
**TAD Map:** 2102-444  
**MAPSCO:** TAR-039G



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PRESTON MANOR ADDITION  
Block B Lot 3

**Jurisdictions:**  
CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)  
**State Code:** A  
**Year Built:** 2023  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$2,103,616  
**Protest Deadline Date:** 8/16/2024

**Site Number:** 800068696  
**Site Name:** PRESTON MANOR ADDITION Block B Lot 3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,361  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 20,028  
**Land Acres<sup>\*</sup>:** 0.4598  
**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:**  
KAINI NABIN  
DHAKAL BIPANA  
**Primary Owner Address:**  
117 LAILA CT  
COLLEYVILLE, TX 76034

**Deed Date:** 7/29/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224133657](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHHB TALON HILL LLC	12/9/2021	<a href="#">D221363939</a>		



## VALUES

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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	\$1,753,616	\$350,000	\$2,103,616	\$2,103,616
2024	\$670,929	\$350,000	\$1,020,929	\$964,929
2023	\$0	\$245,000	\$245,000	\$245,000
2022	\$0	\$245,000	\$245,000	\$245,000
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

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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.