

Property Information | PDF

Account Number: 42821124

 Address:
 117 LAILA CT
 Latitude:
 32.8934134421

 City:
 COLLEYVILLE
 Longitude:
 -97.165268363

 Georeference:
 32949-B-3
 TAD Map:
 2102-444

Subdivision: PRESTON MANOR ADDITION MAPSCO: TAR-039G

Neighborhood Code: 3C800A2

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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+++: 4,361
Percent Complete: 100%

Land Sqft\*: 20,028 Land Acres\*: 0.4598

Pool: Y

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

KAINI NABIN Deed Date: 7/29/2024

DHAKAL BIPANA

Primary Owner Address:

Deed Volume:

Deed Page:

117 LAILA CT
COLLEYVILLE, TX 76034

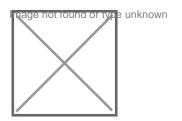
Instrument: D224133657

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHHB TALON HILL LLC	12/9/2021	D221363939		

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.