



Address: [38 COMILLAS](#)
City: WESTLAKE
Georeference: 46188P-E-17A
Subdivision: WESTLAKE ENTRADA
Neighborhood Code: 3S050H

Latitude: 32.9858060944
Longitude: -97.1793541575
TAD Map: 2096-476
MAPSCO: TAR-011J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTLAKE ENTRADA Block E
Lot 17A

Jurisdictions:
TOWN OF WESTLAKE (037)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
TROPHY CLUB MUD #1 (306)
ENTRADA PID #1 - WESTLAKE (628)
CARROLL ISD (919)

State Code: C1
Year Built: 0
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800071622
Site Name: WESTLAKE ENTRADA Block E Lot 17A
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 10,576
Land Acres^{*}: 0.2460
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:
RIPRA INVESTMENTS LLC
Primary Owner Address:
1645 TRACE BELLA CT
ROANOKE, TX 76262

Deed Date: 3/16/2023
Deed Volume:
Deed Page:
Instrument: [D223047871](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------|-----------|----------------------------|-------------|-----------|
| OTTER PARTNERS LP | 3/16/2023 | D223044644 | | |



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 | \$0 | \$500,000 | \$500,000 | \$500,000 |
| 2024 | \$0 | \$500,000 | \$500,000 | \$500,000 |
| 2023 | \$0 | \$172,200 | \$172,200 | \$172,200 |
| 2022 | \$0 | \$120,540 | \$120,540 | \$120,540 |
| 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

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.