



Address: [2645 MAGNOLIA CIR](#)
City: WESTLAKE
Georeference: 46195-2-5
Subdivision: WESTLAKE RANCH
Neighborhood Code: 3W050D

Latitude: 32.969883715
Longitude: -97.2003138701
TAD Map: 2090-472
MAPSCO: TAR-010U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTLAKE RANCH Block 2 Lot 5

Jurisdictions:
TOWN OF WESTLAKE (037)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A
Year Built: 2024
Personal Property Account: N/A
Agent: OOWNWELL INC (12140)
Notice Sent Date: 4/15/2025
Notice Value: \$1,078,448
Protest Deadline Date: 5/24/2024

Site Number: 800080013
Site Name: WESTLAKE RANCH Block 2 Lot 5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 6,701
Percent Complete: 60%
Land Sqft^{*}: 26,209
Land Acres^{*}: 0.6017
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:
SCH LP LOTUS 1 LLC
Primary Owner Address:
910 LAMAR
WICHITA FALLS, TX 76301-3425

Deed Date: 1/31/2024
Deed Volume:
Deed Page:
Instrument: [D224019118](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCH HOMES LP	7/11/2023	D223124788		



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	\$444,783	\$481,360	\$926,143	\$926,143
2024	\$0	\$175,000	\$175,000	\$175,000
2023	\$0	\$175,000	\$175,000	\$175,000
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

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.