



**Address:** [1301 SOLANA BLVD BLDG 5](#)  
**City:** WESTLAKE  
**Georeference:** 46189H-2-1R2  
**Subdivision:** WESTLAKE/SOUTHLAKE PARK #1  
**Neighborhood Code:** OFC-Northeast Tarrant County

**Latitude:** 32.9800451113  
**Longitude:** -97.170655022  
**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**

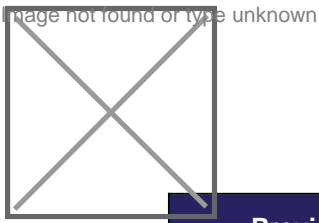
**Legal Description:** WESTLAKE/SOUTHLAKE PARK  
#1 Block 2 Lot 1R2  
**Jurisdictions:**  
TOWN OF WESTLAKE (037)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (228)  
TROPHY CLUB MUD #1 (306)  
CARROLL ISD (919)  
**State Code:** F1  
**Year Built:** 1990  
**Personal Property Account:** Not  
**Agent:** RYAN LLC (00320)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$2,407,615  
**Protest Deadline Date:** 5/31/2024  
**Site Number:** 80863699  
**Site Name:** 1301 SOLANA BLVD INC  
**Site Class:** OFCLowRise - Office-Low Rise  
**Parcels:** 1  
**Primary Building Name:** LORANT & ELLIOTT ESTATE HOMES / 07652534  
**Primary Building Type:** Commercial  
**Gross Building Area**+++ : 9,827  
**Net Leasable Area**+++ : 9,827  
**Percent Complete:** 100%  
**Land Sqft**\* : 75,010  
**Land Acres**\* : 1.7219  
**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:**  
1301 SOLANA BLVD INC  
**Primary Owner Address:**  
804 PORT AMERICA PL  
GRAPEVINE, TX 76051  
**Deed Date:** 8/3/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221223603](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOY SCOUTS OF AMERICA	4/12/2001	<a href="#">D201082811</a>		
BOY SCOUTS OF AMERICA	4/11/2001	00148340000021	0014834	0000021
MAGUIRE PARTNERS	1/1/2000	000000000000000	0000000	0000000

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	\$2,227,591	\$180,024	\$2,407,615	\$2,137,373
2024	\$1,601,120	\$180,024	\$1,781,144	\$1,781,144
2023	\$1,441,431	\$180,024	\$1,621,455	\$1,621,455
2022	\$1,294,026	\$180,024	\$1,474,050	\$1,474,050
2021	\$1,294,026	\$180,024	\$1,474,050	\$1,474,050
2020	\$1,006,523	\$180,024	\$1,186,547	\$1,186,547

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.