



**Address:** [22 ARTA DR](#)  
**City:** WESTLAKE  
**Georeference:** 46188P-M-3R  
**Subdivision:** WESTLAKE ENTRADA  
**Neighborhood Code:** OFC-Northeast Tarrant County

**Latitude:** 32.9856788625  
**Longitude:** -97.1812748713  
**TAD Map:** 2096-480  
**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 M  
Lot 3R PLAT D216204548

**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:** F1

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX ADVOCATES INC (00689)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,764,000

**Protest Deadline Date:** 5/31/2024

**Site Number:** 800018975

**Site Name:** OFFICE BLDG

**Site Class:** OFCLowRise - Office-Low Rise

**Parcels:** 1

**Primary Building Name:** NEW BUILDING / 42229985

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 10,022

**Net Leasable Area<sup>+++</sup>:** 5,600

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,075

**Land Acres<sup>\*</sup>:** 0.3231

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

LYNBA HOLDINGS LLC

**Primary Owner Address:**

545 S KIMBALL AVE SUITE 100  
SOUTHLAKE, TX 76092

**Deed Date:** 12/29/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218001732](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALAIS INVESTMENTS I LTD	6/23/2017	<a href="#">D217146080</a>		
10739 BRIDGE HOLLOW LLC	6/20/2017	<a href="#">D217143744</a>		
HOKEY LAND HOLDINGS LP	8/2/2016	<a href="#">D216168843</a>		

## 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	\$1,651,400	\$112,600	\$1,764,000	\$1,579,680
2024	\$1,203,800	\$112,600	\$1,316,400	\$1,316,400
2023	\$1,096,218	\$112,600	\$1,208,818	\$1,208,818
2022	\$466,474	\$112,600	\$579,074	\$579,074
2021	\$0	\$112,600	\$112,600	\$112,600
2020	\$0	\$112,600	\$112,600	\$112,600

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.