

Tarrant Appraisal District

Property Information | PDF

Account Number: 42874031

Address: 14 CATALONIA DR

City: WESTLAKE

Georeference: 46188P-H-1R2

Subdivision: WESTLAKE ENTRADA

Neighborhood Code: 3S050H

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

PROPERTY DATA

Legal Description: WESTLAKE ENTRADA Block H

Lot 1R2

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: A Year Built: 2022

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025 Notice Value: \$2.844.524

Protest Deadline Date: 5/24/2024

Site Number: 800076717

Site Name: WESTLAKE ENTRADA Block 1 Lot 1R2

Site Class: A1 - Residential - Single Family

Latitude: 32.9843743689

TAD Map: 2096-476 **MAPSCO:** TAR-011J

Longitude: -97.1805861065

Parcels: 1

Approximate Size+++: 4,137
Percent Complete: 80%

Land Sqft*: 8,063 Land Acres*: 0.1850

Pool: Y

+++ Rounded.

OWNER INFORMATION

Current Owner:

PARMER FARIBA E PARMER DAVID E

Primary Owner Address: 2101 ROSE ROCK CT

WESTLAKE, TX 76262

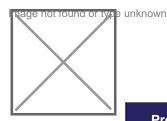
Deed Date: 1/24/2023

Deed Volume: Deed Page:

Instrument: D224015994

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------|----------|------------|-------------|-----------|
| MRW INVESTORS LLC | 8/4/2022 | D219182131 | | |
| LLSF LLC | 8/3/2022 | D219182130 | | |
| 2M HOLDINGS LP , | 8/2/2022 | D219182128 | | |

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 | \$2,344,524 | \$500,000 | \$2,844,524 | \$2,772,291 |
| 2024 | \$612,980 | \$500,000 | \$1,112,980 | \$1,112,980 |
| 2023 | \$935,444 | \$500,000 | \$1,435,444 | \$1,435,444 |
| 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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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.