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**Address:** [13 CATALONIA CT](#)  
**City:** WESTLAKE  
**Georeference:** 46188P-J-2R  
**Subdivision:** WESTLAKE ENTRADA  
**Neighborhood Code:** A3G010F1

**Latitude:** 32.9836838619  
**Longitude:** -97.1806565256  
**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 J  
Lot 2R

**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:** O

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$175,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800087869

**Site Name:** WESTLAKE ENTRADA Block J Lot 2R

**Site Class:** O1 - Residential - Vacant Inventory

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 4,816

**Land Acres<sup>\*</sup>:** 0.1110

**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:**

MANDA DEVELOPERS & BUILDERS LLC

**Primary Owner Address:**

90 TROPHY CLUB DR APT 466  
ROANOKE, TX 76262

**Deed Date:** 2/12/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224024883](#)

## 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	\$0	\$175,000	\$175,000	\$175,000
2024	\$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.