



**Address:** [40 CATALONIA](#)  
**City:** WESTLAKE  
**Georeference:** 46188P-H-10R  
**Subdivision:** WESTLAKE ENTRADA  
**Neighborhood Code:** 3S050H

**Latitude:** 32.9864418544  
**Longitude:** -97.1808071057  
**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 H  
Lot 10R

**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:** \$350,000  
**Protest Deadline Date:** 7/12/2024

**Site Number:** 800088554  
**Site Name:** WESTLAKE ENTRADA Block H Lot 10R  
**Site Class:** O1 - Residential - Vacant Inventory  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 4,955  
**Land Acres<sup>\*</sup>:** 0.1140  
**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:**  
CRESCENT ESTATES CUSTOM HOMES LP  
**Primary Owner Address:**  
1800 VALLEY VIEW LN STE 300  
DALLAS, TX 75234

**Deed Date:** 1/24/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225013633](#)

**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	\$350,000	\$350,000	\$350,000
2024	\$0	\$350,000	\$350,000	\$350,000
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.