



Address: [5421 BEAVER RIDGE DR](#)
City: WATAUGA
Georeference: 31787-10-8
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8653581198
Longitude: -97.2670604816
TAD Map: 2066-436
MAPSCO: TAR-036V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARK VISTA ADDITION Block
10 Lot 8

Jurisdictions:

CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WATAUGA PID #1 - PARK VISTA (611)
BIRDVILLE ISD (902)

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: RYAN LLC (00672F)

Notice Sent Date: 4/15/2025

Notice Value: \$315,638

Protest Deadline Date: 5/24/2024

Site Number: 07353391

Site Name: PARK VISTA ADDITION-10-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,960

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

AH4R PROPERTIES TWO LLC

Primary Owner Address:

23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

Deed Date: 10/10/2024

Deed Volume:

Deed Page:

Instrument: [D224182930](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROMEO HOMES TEXAS LLC	8/14/2014	D214179479		
STEWART MARK L	5/12/2010	00000000000000	0000000	0000000
STEWART MARK L;STEWART YEN T VO	10/12/2000	00145740000016	0014574	0000016
GEHAN HOMES LTD	1/1/1999	00000000000000	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 ⁺
2025	\$255,638	\$60,000	\$315,638	\$315,638
2024	\$255,638	\$60,000	\$315,638	\$315,638
2023	\$280,604	\$60,000	\$340,604	\$340,604
2022	\$218,740	\$35,000	\$253,740	\$253,740
2021	\$193,866	\$35,000	\$228,866	\$228,866
2020	\$158,579	\$35,000	\$193,579	\$193,579

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.