



Address: [5404 BEAVER RIDGE DR](#)
City: WATAUGA
Georeference: 31787-12-2
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8649663189
Longitude: -97.2677032442
TAD Map: 2066-432
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
12 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$333,028

Protest Deadline Date: 5/24/2024

Site Number: 07353634

Site Name: PARK VISTA ADDITION-12-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,316

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

PRATER MEGAN

WHITE JACOB

Primary Owner Address:

5404 BEAVER RIDGE DR
FORT WORTH, TX 76137

Deed Date: 9/25/2015

Deed Volume:

Deed Page:

Instrument: [D215219333](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FINCHER BRANDON L;FINCHER JENNIE	5/27/2005	D205154214	0000000	0000000
SECRETARY OF HUD	2/16/2005	D205058269	0000000	0000000
MTG ELECTRONIC REG SYS INC	10/5/2004	D204318029	0000000	0000000
SMITH AUDREY G	5/17/2000	00143650000242	0014365	0000242
GEHAN HOMES LTD	1/1/1999	000000000000000	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	\$273,028	\$60,000	\$333,028	\$333,028
2024	\$273,028	\$60,000	\$333,028	\$324,960
2023	\$299,729	\$60,000	\$359,729	\$295,418
2022	\$233,562	\$35,000	\$268,562	\$268,562
2021	\$219,093	\$35,000	\$254,093	\$254,093
2020	\$198,879	\$35,000	\$233,879	\$233,879

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

- HOMESTEAD GENERAL 11.13(b)

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.