



**Address:** [5436 BEAVER RIDGE DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-12-10  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8649235688  
**Longitude:** -97.2663902449  
**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 10

**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:** 1999  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$339,081  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07353715  
**Site Name:** PARK VISTA ADDITION-12-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,442  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1147  
**Pool:** N

+++ Rounded.

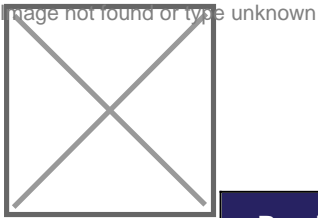
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**

PHANTHAVONG KHAMMANH  
PHANTHAVONG CHA  
**Primary Owner Address:**  
5436 BEAVER RIDGE DR  
FORT WORTH, TX 76137-4727

**Deed Date:** 6/29/2000  
**Deed Volume:** 0014428  
**Deed Page:** 0000179  
**Instrument:** 00144280000179



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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 <sup>+</sup>
2025	\$279,081	\$60,000	\$339,081	\$339,081
2024	\$279,081	\$60,000	\$339,081	\$331,278
2023	\$306,361	\$60,000	\$366,361	\$301,162
2022	\$238,784	\$35,000	\$273,784	\$273,784
2021	\$224,011	\$35,000	\$259,011	\$259,011
2020	\$203,369	\$35,000	\$238,369	\$238,369

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.