



Address: [5444 BEAVER RIDGE DR](#)
City: WATAUGA
Georeference: 31787-12-12
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8649123187
Longitude: -97.2660633401
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 12

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: None

Protest Deadline Date: 5/24/2024

Site Number: 07353731

Site Name: PARK VISTA ADDITION-12-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,226

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SHRESTHA YUMESH

SHRESTHA SHEETAL

Primary Owner Address:

5444 BEAVER RIDGE DR
WATAUGA, TX 76137

Deed Date: 11/16/2022

Deed Volume:

Deed Page:

Instrument: [D222280593](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------|-----------|----------------------------|-------------|-----------|
| AMH 2014-1 BORROWER LLC | 5/21/2014 | D214108141 | 0000000 | 0000000 |
| AH4R-TX LLC | 1/22/2013 | D213018242 | 0000000 | 0000000 |
| AH4R-TX2 LLC | 8/8/2012 | D212197757 | 0000000 | 0000000 |
| FURGET GERALD T | 5/31/2000 | 00143750000274 | 0014375 | 0000274 |
| 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 | \$289,747 | \$60,000 | \$349,747 | \$349,747 |
| 2024 | \$289,747 | \$60,000 | \$349,747 | \$349,747 |
| 2023 | \$316,094 | \$60,000 | \$376,094 | \$376,094 |
| 2022 | \$223,961 | \$35,000 | \$258,961 | \$258,961 |
| 2021 | \$189,681 | \$35,000 | \$224,681 | \$224,681 |
| 2020 | \$185,126 | \$35,000 | \$220,126 | \$220,126 |

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.