



**Address:** [5429 CARIBOU RIDGE DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-12-21  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8646603582  
**Longitude:** -97.2667269304  
**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 21

**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:** RYAN LLC (00320R)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07353839

**Site Name:** PARK VISTA ADDITION-12-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,982

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

AMERICAN RESIDENTIAL LEASING COMPANY LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 9/22/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214208129](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LE LOAN P	5/17/2005	<a href="#">D205140756</a>	0000000	0000000
MIZE JEREMIE M;MIZE KELLY L	6/22/2001	00149760000158	0014976	0000158
BEAZER HOMES OF TEXAS LP	12/23/1999	00141610000137	0014161	0000137
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 <sup>+</sup>
2025	\$197,265	\$60,000	\$257,265	\$257,265
2024	\$225,963	\$60,000	\$285,963	\$285,963
2023	\$270,828	\$60,000	\$330,828	\$330,828
2022	\$197,865	\$35,000	\$232,865	\$232,865
2021	\$196,000	\$35,000	\$231,000	\$231,000
2020	\$167,955	\$35,000	\$202,955	\$202,955

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.