



Address: [5417 CARIBOU RIDGE DR](#)
City: WATAUGA
Georeference: 31787-12-24
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8646762589
Longitude: -97.2672201352
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 24

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

Protest Deadline Date: 5/24/2024

Site Number: 07353863

Site Name: PARK VISTA ADDITION-12-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,944

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:

MIN NAI MIN

AYE MI AYE

Primary Owner Address:

5417 CARIBOU RIDGE DR
WATAUGA, TX 76137

Deed Date: 10/28/2020

Deed Volume:

Deed Page:

Instrument: [D220289305](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YORK KRISTI;YORK MICHAEL	8/27/2015	D215196498		
ARK PROPERTY HOLDINGS LLC	4/16/2013	D213114465	0000000	0000000
KHAN ABDUL R;KHAN ZONRA R	6/30/2005	D205191747	0000000	0000000
DRAMKO JOHN SANTI	12/18/2000	00146690000313	0014669	0000313
BEAZER HOMES OF TEXAS LP	7/18/2000	00144410000427	0014441	0000427
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	\$255,879	\$60,000	\$315,879	\$315,879
2024	\$255,879	\$60,000	\$315,879	\$315,879
2023	\$280,755	\$60,000	\$340,755	\$340,755
2022	\$219,137	\$35,000	\$254,137	\$254,137
2021	\$205,668	\$35,000	\$240,668	\$240,668
2020	\$186,850	\$35,000	\$221,850	\$221,850

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.