



**Address:** [5413 CARIBOU RIDGE DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-12-25  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8646815042  
**Longitude:** -97.2673839467  
**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 25

**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:** 07353871

**Site Name:** PARK VISTA ADDITION-12-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,788

**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:**

SAM CHAO FAMILY TRUST

**Primary Owner Address:**

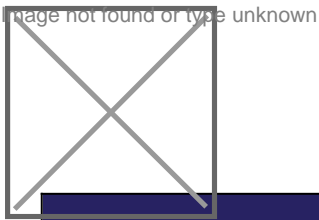
1410 MONTGOMERY LN  
SOUTHLAKE, TX 76092

**Deed Date:** 12/29/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223001696](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAO SAM SHU YUNG	6/30/2020	<a href="#">D220153357</a>		
RIVERA JOSE M	11/15/2016	<a href="#">D216270104</a>		
KHADKA BHADRA S;KHADKA PUNYA W;KHADKA RAJ K	4/29/2015	<a href="#">D215087909</a>		
SHAW DEBRA;SHAW JESSE G	9/29/2000	00145640000292	0014564	0000292
BEAZER HOMES OF TEXAS LP	7/18/2000	00144410000427	0014441	0000427
GEHAN HOMES LTD	1/1/1999	0000000000000000	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	\$243,762	\$60,000	\$303,762	\$303,762
2024	\$243,762	\$60,000	\$303,762	\$303,762
2023	\$267,420	\$60,000	\$327,420	\$327,420
2022	\$208,826	\$35,000	\$243,826	\$243,826
2021	\$196,020	\$35,000	\$231,020	\$231,020
2020	\$178,126	\$35,000	\$213,126	\$213,126

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

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.