



Address: [5452 CARIBOU RIDGE DR](#)
City: WATAUGA
Georeference: 31787-13-1
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8642202331
Longitude: -97.2657371747
TAD Map: 2072-432
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
13 Lot 1

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$301,379

Protest Deadline Date: 5/24/2024

Site Number: 07353936

Site Name: PARK VISTA ADDITION-13-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,415

Percent Complete: 100%

Land Sqft^{*}: 5,600

Land Acres^{*}: 0.1285

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:

JARRETT DONNIE

Primary Owner Address:

5452 CARIBOU RIDGE DR
WATAUGA, TX 76137-4730

Deed Date: 3/23/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210112780](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JARRETT DONNIE R;JARRETT LEAH S	4/18/2008	D208159612	0000000	0000000
WELLS FARGO	6/5/2007	D207208165	0000000	0000000
WESTER L J MARIN;WESTER MITCHELL	12/10/2003	D203464171	0000000	0000000
SEC OF HUD	6/4/2003	00168780000115	0016878	0000115
PRINCIPAL RESIDENTIAL MTG INC	6/3/2003	00168030000357	0016803	0000357
CEDAR HILL MORTGAGE CORP	1/6/2003	00164720000140	0016472	0000140
RODRIGUEZ;RODRIGUEZ GREGORY R	12/22/2000	00146680000261	0014668	0000261
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	\$241,379	\$60,000	\$301,379	\$270,859
2024	\$241,379	\$60,000	\$301,379	\$246,235
2023	\$281,895	\$60,000	\$341,895	\$223,850
2022	\$237,767	\$35,000	\$272,767	\$203,500
2021	\$150,000	\$35,000	\$185,000	\$185,000
2020	\$150,000	\$35,000	\$185,000	\$185,000

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.