



**Address:** [5416 CARIBOU RIDGE DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-13-10  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8642695142  
**Longitude:** -97.2672208869  
**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  
13 Lot 10

**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:** ROBERT OLA COMPANY LLC dba OLA TAX (00955)

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

**Site Number:** 07354029

**Site Name:** PARK VISTA ADDITION-13-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,471

**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:**

SEZHIAN RASENDRAN

**Primary Owner Address:**

9605 GEORGE WASHINGTON DR  
MCKINNEY, TX 75070

**Deed Date:** 6/10/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216127123](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MODLIN COLE;MODLIN EMILY	9/16/2009	<a href="#">D209251640</a>	0000000	0000000
MARSHALL BRENDA	9/29/2006	<a href="#">D206312435</a>	0000000	0000000
YANNI STEPHANIE S	10/24/2005	<a href="#">D205337284</a>	0000000	0000000
ROBINSON DAVID	8/15/2003	<a href="#">D203315104</a>	0017109	0000144
ROBINSON DAVID A;ROBINSON VALERI	5/30/2000	00143750000282	0014375	0000282
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	\$171,000	\$60,000	\$231,000	\$231,000
2024	\$186,281	\$60,000	\$246,281	\$246,281
2023	\$195,000	\$60,000	\$255,000	\$255,000
2022	\$165,000	\$35,000	\$200,000	\$200,000
2021	\$153,837	\$35,000	\$188,837	\$188,837
2020	\$132,000	\$35,000	\$167,000	\$167,000

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

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.