



**Address:** [5412 CARIBOU RIDGE DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-13-11  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8642743537  
**Longitude:** -97.2673863896  
**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 11

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$315,638

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

**Site Number:** 07354037  
**Site Name:** PARK VISTA ADDITION-13-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,960  
**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:**  
NASHED OSAMA FAYEZ  
**Primary Owner Address:**  
5412 CARIBOU RIDGE DR  
FORT WORTH, TX 76137-4721

**Deed Date:** 5/11/2000  
**Deed Volume:** 0014365  
**Deed Page:** 0000246  
**Instrument:** 00143650000246

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$242,000	\$60,000	\$302,000	\$302,000
2024	\$255,638	\$60,000	\$315,638	\$307,025
2023	\$280,604	\$60,000	\$340,604	\$279,114
2022	\$218,740	\$35,000	\$253,740	\$253,740
2021	\$205,214	\$35,000	\$240,214	\$235,087
2020	\$186,316	\$35,000	\$221,316	\$213,715

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.