

Tarrant Appraisal District

Property Information | PDF

Account Number: 07354045

Address: 5408 CARIBOU RIDGE DR

City: WATAUGA

Georeference: 31787-13-12

Subdivision: PARK VISTA ADDITION

Neighborhood Code: 3M010B

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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: PARK VISTA ADDITION Block

13 Lot 12

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

Protest Deadline Date: 5/24/2024

Site Number: 07354045

Latitude: 32.8642807583

TAD Map: 2066-432 MAPSCO: TAR-036V

Longitude: -97.2675501443

Site Name: PARK VISTA ADDITION-13-12 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,687 Percent Complete: 100%

Land Sqft*: 5,000 Land Acres*: 0.1147

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner: Deed Date: 5/26/2000 CAO VINH C Deed Volume: 0014375 **Primary Owner Address: Deed Page: 0000265** 5408 CARIBOU RIDGE DR

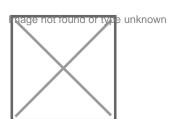
Instrument: 00143750000265 WATAUGA, TX 76137-4721

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------|----------|----------------|-------------|-----------|
| GEHAN HOMES LTD | 1/1/1999 | 00000000000000 | 0000000 | 0000000 |

VALUES

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$200,000 | \$60,000 | \$260,000 | \$260,000 |
| 2024 | \$210,000 | \$60,000 | \$270,000 | \$270,000 |
| 2023 | \$237,000 | \$60,000 | \$297,000 | \$248,702 |
| 2022 | \$191,093 | \$35,000 | \$226,093 | \$226,093 |
| 2021 | \$179,437 | \$35,000 | \$214,437 | \$214,437 |
| 2020 | \$160,374 | \$35,000 | \$195,374 | \$195,355 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.