



**Address:** [5405 TROUT CREEK CT](#)  
**City:** WATAUGA  
**Georeference:** 31787-13-16  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8640086025  
**Longitude:** -97.2677062555  
**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 16

**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

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

**Notice Value:** \$270,447

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

**Site Number:** 07354096

**Site Name:** PARK VISTA ADDITION-13-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,626

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

SALINAS JUAN MANUEL  
SALINAS SOLEDAD GUADALUPE

**Primary Owner Address:**

5405 TROUT CREEK CT  
WATAUGA, TX 76137

**Deed Date:** 9/18/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219213911](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANDAN HUDA	6/28/2000	00144430000051	0014443	0000051
BEAZER HOMES OF TEXAS LP	4/27/2000	00143790000423	0014379	0000423
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	\$189,000	\$60,000	\$249,000	\$249,000
2024	\$210,447	\$60,000	\$270,447	\$260,708
2023	\$230,766	\$60,000	\$290,766	\$237,007
2022	\$180,461	\$35,000	\$215,461	\$215,461
2021	\$169,471	\$35,000	\$204,471	\$204,471
2020	\$154,113	\$35,000	\$189,113	\$189,113

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.