



Address: [5413 TROUT CREEK CT](#)
City: WATAUGA
Georeference: 31787-13-18
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.863996471
Longitude: -97.2673435646
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 18

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: \$312,278

Protest Deadline Date: 5/24/2024

Site Number: 07354126

Site Name: PARK VISTA ADDITION-13-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,892

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

COWAN BOBBY RAY III
COWAN DARLA KAY

Primary Owner Address:

5413 TROUT CREEK CT
FORT WORTH, TX 76137

Deed Date: 10/15/2024

Deed Volume:

Deed Page:

Instrument: [D224184053](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEDINA ARTURO;MEDINA NOELLE DAZZIO	8/13/2018	D218180635		
TREMOR ANDREA V;TREMOR DAN J	5/26/2000	00143690000558	0014369	0000558
BEAZER HOMES OF TX 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 ⁺
2025	\$252,278	\$60,000	\$312,278	\$312,278
2024	\$252,278	\$60,000	\$312,278	\$303,735
2023	\$276,824	\$60,000	\$336,824	\$276,123
2022	\$216,021	\$35,000	\$251,021	\$251,021
2021	\$202,731	\$35,000	\$237,731	\$237,731
2020	\$184,162	\$35,000	\$219,162	\$219,162

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.