



**Address:** [5417 TROUT CREEK CT](#)  
**City:** WATAUGA  
**Georeference:** 31787-13-19  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.863991088  
**Longitude:** -97.2671729399  
**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 19

**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

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

**Site Number:** 07354134

**Site Name:** PARK VISTA ADDITION-13-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,934

**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:**

DECARVALHO TYNIA  
BROOM BRANDON Y

**Primary Owner Address:**

5417 TROUT CREEK CT  
FORT WORTH, TX 76137

**Deed Date:** 4/19/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219082076](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIM JANE	8/23/2017	<a href="#">D217205792</a>		
OD TEXAS D LLC	6/19/2017	<a href="#">D217140663</a>		
MCDONALD CHRISTOPHER D	6/14/2012	<a href="#">D212144110</a>	0000000	0000000
EVANS FELTON GERNARD	10/14/2003	<a href="#">D204170826</a>	0000000	0000000
EVANS FELTON G;EVANS LEZA	8/28/2000	00145180000357	0014518	0000357
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	\$255,276	\$60,000	\$315,276	\$315,276
2024	\$255,276	\$60,000	\$315,276	\$315,276
2023	\$280,091	\$60,000	\$340,091	\$340,091
2022	\$218,625	\$35,000	\$253,625	\$253,625
2021	\$205,190	\$35,000	\$240,190	\$240,190
2020	\$186,418	\$35,000	\$221,418	\$221,418

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.