



**Address:** [5421 TROUT CREEK CT](#)  
**City:** WATAUGA  
**Georeference:** 31787-13-20  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.863985739  
**Longitude:** -97.2670090267  
**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 20

**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:** MICHAEL BRADY REALTY (06374)

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

**Site Number:** 07354142

**Site Name:** PARK VISTA ADDITION-13-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,500

**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:**

DK TRIPLE J ENTRPRISES LLC

**Primary Owner Address:**

1982 N FM 312  
WINNSBORO, TX 75494

**Deed Date:** 1/2/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212251093](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VEST KRISTINE VEST TR;VEST RANDY	9/7/2011	<a href="#">D211219304</a>	0000000	0000000
SECRETARY OF HUD	4/15/2011	<a href="#">D211099221</a>	0000000	0000000
WELLS FARGO BANK N A	4/5/2011	<a href="#">D211085256</a>	0000000	0000000
BRADSHAW JAY	3/4/2008	<a href="#">D208079997</a>	0000000	0000000
ROBERTS KENNETH;ROBERTS ROSEMARI	6/12/2000	00144010000388	0014401	0000388
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 <sup>+</sup>
2025	\$197,368	\$60,000	\$257,368	\$257,368
2024	\$197,368	\$60,000	\$257,368	\$257,368
2023	\$216,315	\$60,000	\$276,315	\$276,315
2022	\$169,426	\$35,000	\$204,426	\$204,426
2021	\$159,188	\$35,000	\$194,188	\$194,188
2020	\$144,876	\$35,000	\$179,876	\$179,876

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.