



Address: [5425 TROUT CREEK CT](#)
City: WATAUGA
Georeference: 31787-13-21
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8639802671
Longitude: -97.2668433673
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 21

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: \$316,107

Protest Deadline Date: 5/24/2024

Site Number: 07354150

Site Name: PARK VISTA ADDITION-13-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,954

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

COHOON GLENN P

Primary Owner Address:

5425 TROUT CREEK CT
FORT WORTH, TX 76137-4731

Deed Date: 5/31/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206166551](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCAIN RYAN;MCCAIN TOBI	4/3/2001	00148230000229	0014823	0000229
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 ⁺
2025	\$256,107	\$60,000	\$316,107	\$316,107
2024	\$256,107	\$60,000	\$316,107	\$307,668
2023	\$281,043	\$60,000	\$341,043	\$279,698
2022	\$219,271	\$35,000	\$254,271	\$254,271
2021	\$205,768	\$35,000	\$240,768	\$234,732
2020	\$186,900	\$35,000	\$221,900	\$213,393

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.