



**Address:** [5445 TROUT CREEK CT](#)  
**City:** WATAUGA  
**Georeference:** 31787-13-26  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.863959969  
**Longitude:** -97.2660120576  
**TAD Map:** 2066-432  
**MAPSCO:** TAR-036V



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** PARK VISTA ADDITION Block  
13 Lot 26

**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:** OWNWELL INC (12140)

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

**Site Number:** 07354207

**Site Name:** PARK VISTA ADDITION-13-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,965

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,662

**Land Acres<sup>\*</sup>:** 0.1299

**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:**

HPA TEXAS SUB 2018-1 MS LLC

**Primary Owner Address:**

120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

**Deed Date:** 4/27/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218091541](#)

| Previous Owners                    | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------------------------|-----------|----------------------------|-------------|-----------|
| HP TEXAS I LLC                     | 3/21/2018 | <a href="#">D218061242</a> |             |           |
| GOLDEN B E HALLETT;GOLDEN E M      | 3/16/2010 | <a href="#">D210091089</a> | 0000000     | 0000000   |
| HSBC MORTGAGE SERVICES INC         | 12/1/2009 | <a href="#">D209325663</a> | 0000000     | 0000000   |
| THOMAS NATALIE                     | 9/19/2006 | <a href="#">D206301744</a> | 0000000     | 0000000   |
| THOMAS DEBORAH EST;THOMAS RONNIE E | 6/22/2006 | <a href="#">D206190414</a> | 0000000     | 0000000   |
| SECRETARY OF HUD                   | 2/7/2006  | <a href="#">D206076387</a> | 0000000     | 0000000   |
| WASHINGTON MUTUAL BANK FA          | 2/7/2006  | <a href="#">D206043324</a> | 0000000     | 0000000   |
| BROWN LYNDA                        | 9/26/2000 | 00145520000041             | 0014552     | 0000041   |
| BEAZER HOMES OF TEXAS LP           | 3/14/2000 | 00142620000459             | 0014262     | 0000459   |
| 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 | \$203,393          | \$60,000    | \$263,393    | \$263,393                    |
| 2024 | \$235,000          | \$60,000    | \$295,000    | \$295,000                    |
| 2023 | \$268,480          | \$60,000    | \$328,480    | \$328,480                    |
| 2022 | \$196,747          | \$35,000    | \$231,747    | \$231,747                    |
| 2021 | \$164,943          | \$35,000    | \$199,943    | \$199,943                    |
| 2020 | \$164,943          | \$35,000    | \$199,943    | \$199,943                    |

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

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## Tarrant Appraisal District Property Information | PDF

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.