



Address: [5449 TROUT CREEK CT](#)
City: WATAUGA
Georeference: 31787-13-27
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.863879364
Longitude: -97.2658160697
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 27

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: RYAN LLC (00320R)

Protest Deadline Date: 5/15/2025

Site Number: 07354223

Site Name: PARK VISTA ADDITION-13-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,555

Percent Complete: 100%

Land Sqft^{*}: 9,147

Land Acres^{*}: 0.2099

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:

AMERICAN HOMES 4 RENT PROPERTIES

Primary Owner Address:

23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 3/7/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213059005](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COY HERBERT	9/18/2008	D208371948	0000000	0000000
CITIMORTGAGE INC	6/3/2008	D208212496	0000000	0000000
FELICIANO ENRIQUE;FELICIANO WANDA	9/30/2005	D205293542	0000000	0000000
HOOVER MICHAEL;HOOVER SHANA	9/11/2000	00145320000286	0014532	0000286
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 ⁺
2025	\$154,347	\$60,000	\$214,347	\$214,347
2024	\$175,782	\$60,000	\$235,782	\$235,782
2023	\$221,407	\$60,000	\$281,407	\$281,407
2022	\$173,325	\$35,000	\$208,325	\$208,325
2021	\$162,824	\$35,000	\$197,824	\$197,824
2020	\$138,481	\$35,000	\$173,481	\$173,481

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.