



**Address:** [5428 TROUT CREEK CT](#)  
**City:** WATAUGA  
**Georeference:** 31787-13-31  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8635676525  
**Longitude:** -97.2667065205  
**TAD Map:** 2066-432  
**MAPSCO:** TAR-036Z



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 31

**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:** THE RAY TAX GROUP LLC (01008)

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

**Site Number:** 07354274

**Site Name:** PARK VISTA ADDITION-13-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,960

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

TRUONG JOHN L

TRUONG SARAH L

**Primary Owner Address:**

5428 TROUT CREEK CT  
FORT WORTH, TX 76137

**Deed Date:** 4/21/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221114178](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAKER JOY DON	4/14/2020	<a href="#">D220092423</a>		
BAKER JOY DON	7/17/2000	00144450000522	0014445	0000522
GEHAN HOMES LTD	1/1/1999	0000000000000000	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	\$172,684	\$60,000	\$232,684	\$232,684
2024	\$220,918	\$60,000	\$280,918	\$280,918
2023	\$253,355	\$60,000	\$313,355	\$273,900
2022	\$214,000	\$35,000	\$249,000	\$249,000
2021	\$205,214	\$35,000	\$240,214	\$235,087
2020	\$186,316	\$35,000	\$221,316	\$213,715

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.