



Address: [5420 TROUT CREEK CT](#)
City: WATAUGA
Georeference: 31787-13-33
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8635782153
Longitude: -97.2670418173
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 33

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$282,899

Protest Deadline Date: 5/24/2024

Site Number: 07354290

Site Name: PARK VISTA ADDITION-13-33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,687

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:

ESPINOSA ALBERT
ESPINOSA MELISSA

Primary Owner Address:

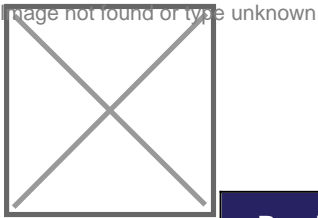
5420 TROUT CREEK CT
FORT WORTH, TX 76137-4725

Deed Date: 8/16/2000

Deed Volume: 0014497

Deed Page: 0000021

Instrument: 00144970000021



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	1/1/1999	000000000000000	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	\$222,899	\$60,000	\$282,899	\$282,899
2024	\$222,899	\$60,000	\$282,899	\$273,572
2023	\$244,449	\$60,000	\$304,449	\$248,702
2022	\$191,093	\$35,000	\$226,093	\$226,093
2021	\$179,437	\$35,000	\$214,437	\$214,437
2020	\$163,146	\$35,000	\$198,146	\$195,355

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.