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Address: [5416 TROUT CREEK CT](#)
City: WATAUGA
Georeference: 31787-13-34
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8635845455
Longitude: -97.2672073815
TAD Map: 2066-432
MAPSCO: TAR-036Z



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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 34

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: \$315,638

Protest Deadline Date: 5/24/2024

Site Number: 07354304

Site Name: PARK VISTA ADDITION-13-34

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,960

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:

SUBEDI RUP N

SUBEDI CHANDRA K

Primary Owner Address:

5416 TROUT CREEK CT
WATAUGA, TX 76137

Deed Date: 7/7/2015

Deed Volume:

Deed Page:

Instrument: [D215148129](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAXON JOANNA	5/14/2015	D215103462		
MALCOM BERT;MALCOM JOANNA	3/17/2005	D205080524	0000000	0000000
BRADLEY MARK;BRADLEY REBECCA	8/8/2000	00144720000112	0014472	0000112
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	\$255,638	\$60,000	\$315,638	\$304,621
2024	\$255,638	\$60,000	\$315,638	\$276,928
2023	\$280,604	\$60,000	\$340,604	\$251,753
2022	\$193,866	\$35,000	\$228,866	\$228,866
2021	\$193,866	\$35,000	\$228,866	\$212,300
2020	\$158,000	\$35,000	\$193,000	\$193,000

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.