

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 07354312

Address: 5412 TROUT CREEK CT

City: WATAUGA

Georeference: 31787-13-35

Subdivision: PARK VISTA ADDITION

Neighborhood Code: 3M010B

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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 35

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07354312

Latitude: 32.8635892112

**TAD Map:** 2066-432 MAPSCO: TAR-036Z

Longitude: -97.2673720291

Site Name: PARK VISTA ADDITION-13-35 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.

## OWNER INFORMATION

**Current Owner: Deed Date: 4/5/2022** HARRIS STEVE **Deed Volume: Primary Owner Address:** 

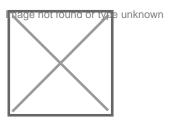
**Deed Page:** 5412 TROUT CREEK CT

Instrument: Dd222090541 WATAUGA, TX 76137

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COX DAVID B;COX SHELLEY B	8/23/2000	00145020000039	0014502	0000039
GEHAN HOMES LTD	1/1/1999	00000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$192,345	\$60,000	\$252,345	\$252,345
2024	\$192,345	\$60,000	\$252,345	\$252,345
2023	\$244,449	\$60,000	\$304,449	\$304,449
2022	\$191,093	\$35,000	\$226,093	\$217,961
2021	\$163,146	\$35,000	\$198,146	\$198,146
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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.