



**Address:** [5433 TIMBER RIDGE DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-4-22  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8669912314  
**Longitude:** -97.266828064  
**TAD Map:** 2066-436  
**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 4  
Lot 22

**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:** 2001

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 07625510

**Site Name:** PARK VISTA ADDITION-4-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,879

**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:**

GLUMAZ JONATHAN  
GLUMAZ VALERIA

**Primary Owner Address:**

5341 FOX RUN DR  
FORT WORTH, TX 76137

**Deed Date:** 10/12/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206325321](#)

| Previous Owners                | Date      | Instrument     | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------|-------------|-----------|
| WOODARD DEANNA;WOODARD MICHAEL | 7/20/2001 | 00150480000344 | 0015048     | 0000344   |
| BEAZER HOMES OF TEXAS LP       | 3/26/2001 | 00148030000318 | 0014803     | 0000318   |
| GEHAN HOMES LTD                | 3/23/2001 | 00148030000318 | 0014803     | 0000318   |
| GEHAN HOMES LTD                | 1/1/2000  | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$221,000          | \$60,000    | \$281,000    | \$281,000                    |
| 2024 | \$221,000          | \$60,000    | \$281,000    | \$281,000                    |
| 2023 | \$263,000          | \$60,000    | \$323,000    | \$323,000                    |
| 2022 | \$190,000          | \$35,000    | \$225,000    | \$225,000                    |
| 2021 | \$190,000          | \$35,000    | \$225,000    | \$225,000                    |
| 2020 | \$162,000          | \$35,000    | \$197,000    | \$197,000                    |

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

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.