



Address: [5425 TIMBER RIDGE DR](#)
City: WATAUGA
Georeference: 31787-4-24
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8667654049
Longitude: -97.2670349171
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 24

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: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$317,967

Protest Deadline Date: 5/24/2024

Site Number: 07625553

Site Name: PARK VISTA ADDITION-4-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,957

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:

TRAN QUOC
NGUYEN THI

Primary Owner Address:

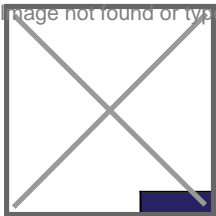
4700 RIDGESIDE DR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 10/23/2020

Deed Volume:

Deed Page:

Instrument: [D220275206](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINH HOLLY;TRINH MICHAEL	8/16/2019	D219184880		
BUI LIEN THI;BUI QUY VAN PHA	7/12/2001	00150130000317	0015013	0000317
GEHAN HOMES LTD	1/1/2000	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	\$257,967	\$60,000	\$317,967	\$317,967
2024	\$257,967	\$60,000	\$317,967	\$296,353
2023	\$283,147	\$60,000	\$343,147	\$246,961
2022	\$220,715	\$35,000	\$255,715	\$224,510
2021	\$169,100	\$35,000	\$204,100	\$204,100
2020	\$169,100	\$35,000	\$204,100	\$204,100

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.