



**Address:** [5421 TIMBER RIDGE DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-4-25  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8666544233  
**Longitude:** -97.2671333232  
**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 25

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$281,480

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

**Site Number:** 07625588

**Site Name:** PARK VISTA ADDITION-4-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,940

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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:**

BAIN ALAN

BAIN PAULA

**Primary Owner Address:**

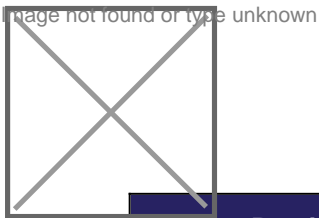
5421 TIMBER RIDGE DR  
FORT WORTH, TX 76137-4750

**Deed Date:** 7/20/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206227904](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA AROLD0;GARCIA ROCIO	6/12/2001	00149510000508	0014951	0000508
GEHAN HOMES LTD	2/1/2001	00147230000438	0014723	0000438
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	\$221,480	\$60,000	\$281,480	\$281,480
2024	\$221,480	\$60,000	\$281,480	\$263,953
2023	\$272,750	\$60,000	\$332,750	\$239,957
2022	\$217,403	\$35,000	\$252,403	\$218,143
2021	\$163,312	\$35,000	\$198,312	\$198,312
2020	\$163,312	\$35,000	\$198,312	\$198,312

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.