



**Address:** [5417 TIMBER RIDGE DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-4-26  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.866549013  
**Longitude:** -97.2672387798  
**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 26

**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:** OWNWELL INC (12140)

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

**Notice Value:** \$275,157

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

**Site Number:** 07625596

**Site Name:** PARK VISTA ADDITION-4-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,652

**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:**

AHMED ZULFIQAR  
AZIZ SAMINA

**Primary Owner Address:**

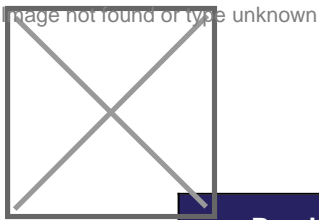
5417 TIMBER RIDGE  
FORT WORTH, TX 76137

**Deed Date:** 9/4/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219209889](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CERVANTES MAUREEN A	3/30/2001	00148130000150	0014813	0000150
GEHAN HOMES LTD	3/6/2001	00148130000148	0014813	0000148
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	\$215,157	\$60,000	\$275,157	\$275,157
2024	\$215,157	\$60,000	\$275,157	\$265,463
2023	\$235,995	\$60,000	\$295,995	\$241,330
2022	\$184,391	\$35,000	\$219,391	\$219,391
2021	\$173,115	\$35,000	\$208,115	\$208,115
2020	\$157,359	\$35,000	\$192,359	\$192,359

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.