Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner: PARKINS FAMILY LIVING TRUST

Primary Owner Address: 5308 ELMDALE DR FORT WORTH, TX 76137

Latitude: 32.8686040182 Longitude: -97.2711404609 **TAD Map:** 2066-436 MAPSCO: TAR-036U

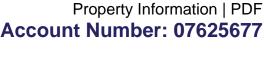
Site Number: 07625677

Deed Date: 4/23/2019

Instrument: D219108907

Deed Volume:

Deed Page:



Tarrant Appraisal District

LOCATION

City: WATAUGA

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ype unknown

Address: 5308 ELMDALE DR

Neighborhood Code: 3M010B

Subdivision: PARK VISTA ADDITION

Georeference: 31787-2-29

Googlet Mapd or type unknown

PROPERTY DATA

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: 2002

Legal Description: PARK VISTA ADDITION Block 2

This map, content, and location of property is provided by Google Services.

Site Name: PARK VISTA ADDITION-2-29 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,427 Percent Complete: 100% Land Sqft*: 6,600 Land Acres^{*}: 0.1515 Pool: N

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARKINS CHARLES A; PARKINS ROBIN	9/7/2017	D217207552		
HODGES KARRIE	1/6/2016	D216002650		
GOODWIN SCOTT;GOODWIN TERESA	11/8/2007	D207408103	000000	0000000
WEI XINWEI	8/30/2002	00159470000275	0015947	0000275
GEHAN HOMES LTD	10/3/2000	00145520000388	0014552	0000388
HAVENER RUPERT LTD PRTNSHP	1/1/2000	000000000000000000000000000000000000000	000000	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	\$244,317	\$60,000	\$304,317	\$304,317
2024	\$244,317	\$60,000	\$304,317	\$304,317
2023	\$284,301	\$60,000	\$344,301	\$303,006
2022	\$240,460	\$35,000	\$275,460	\$275,460
2021	\$215,557	\$35,000	\$250,557	\$250,557
2020	\$204,695	\$35,000	\$239,695	\$239,695

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)
- DISABLED VET 70 to 99 PCT 11.22

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.