



**Address:** [5533 SPRING RIDGE DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-5-1  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8690162978  
**Longitude:** -97.266993323  
**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 5  
Lot 1

**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

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$332,584

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

**Site Number:** 07626665

**Site Name:** PARK VISTA ADDITION-5-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,236

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

CANNON Z THOMAS JR  
CANNON MARGARET

**Primary Owner Address:**

5533 SPRING RIDGE DR  
FORT WORTH, TX 76137-4756

**Deed Date:** 6/13/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207211682](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRESSMAN BOBBY W;BRESSMAN BRENDA	7/8/2003	00169180000267	0016918	0000267
GEHAN HOMES LTD	6/26/2002	00158880000054	0015888	0000054
GEHAN HOMES LTD	4/29/2002	00156610000189	0015661	0000189
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	\$272,584	\$60,000	\$332,584	\$332,584
2024	\$272,584	\$60,000	\$332,584	\$324,499
2023	\$299,213	\$60,000	\$359,213	\$294,999
2022	\$233,181	\$35,000	\$268,181	\$268,181
2021	\$218,736	\$35,000	\$253,736	\$253,736
2020	\$198,558	\$35,000	\$233,558	\$233,558

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.