



Address: [5525 SPRING RIDGE DR](#)
City: WATAUGA
Georeference: 31787-5-3
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.869019503
Longitude: -97.2673644882
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 3

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: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$317,967

Protest Deadline Date: 5/24/2024

Site Number: 07626681

Site Name: PARK VISTA ADDITION-5-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,957

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

SOLIZ ENRIQUE B
SOLIZ CHIE

Primary Owner Address:

5525 SPRING RIDGE DR
WATAUGA, TX 76137-4759

Deed Date: 7/13/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212177040](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUMPKIN A JANICE;LUMPKIN CAROL R	5/11/2005	D205138989	0000000	0000000
LUMPKIN CAROL R;LUMPKIN JANICE	10/18/2002	00160860000112	0016086	0000112
GEHAN HOMES LTD	3/13/2002	00156370000356	0015637	0000356
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 ⁺
2025	\$257,967	\$60,000	\$317,967	\$317,967
2024	\$257,967	\$60,000	\$317,967	\$298,147
2023	\$283,147	\$60,000	\$343,147	\$271,043
2022	\$220,715	\$35,000	\$255,715	\$246,403
2021	\$189,003	\$35,000	\$224,003	\$224,003
2020	\$187,981	\$35,000	\$222,981	\$217,741

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.