



Address: [5521 SPRING RIDGE DR](#)
City: WATAUGA
Georeference: 31787-5-4
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8690207024
Longitude: -97.2675452792
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 4

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: None

Protest Deadline Date: 5/24/2024

Site Number: 07626703

Site Name: PARK VISTA ADDITION-5-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,920

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:

AZIZ SAJID

AZIZ ASHIA

Primary Owner Address:

5521 SPRING RIDGE DR
FORT WORTH, TX 76137

Deed Date: 4/18/2019

Deed Volume:

Deed Page:

Instrument: [D219095505](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AZIZ ASHIA	1/3/2019	D219027042		
AZIZ ASHIA;AZIZ SAJID	6/6/2006	D206170054	0000000	0000000
AZIZ SAJID	8/30/2002	00159440000403	0015944	0000403
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	\$255,687	\$60,000	\$315,687	\$315,687
2024	\$255,687	\$60,000	\$315,687	\$315,687
2023	\$280,635	\$60,000	\$340,635	\$340,635
2022	\$218,778	\$35,000	\$253,778	\$253,778
2021	\$205,248	\$35,000	\$240,248	\$240,248
2020	\$186,348	\$35,000	\$221,348	\$221,348

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

There are no exemptions for this property

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.