



Address: [5577 SPRING RIDGE DR](#)
City: WATAUGA
Georeference: 31787-6-11
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8690086256
Longitude: -97.2649591256
TAD Map: 2072-436
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 6
Lot 11

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: \$238,400

Protest Deadline Date: 5/24/2024

Site Number: 07626924

Site Name: PARK VISTA ADDITION-6-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,598

Percent Complete: 100%

Land Sqft^{*}: 5,890

Land Acres^{*}: 0.1352

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:

CHARLES FAMILY TRUST

Primary Owner Address:

1302 CHASE OAKS DR
KELLER, TX 76248

Deed Date: 3/12/2025

Deed Volume:

Deed Page:

Instrument: [D225043208](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| CHARLES NOEL;CHARLES WINNIFRED | 2/25/2020 | D220046403 | | |
| WINSTON DENIECE DANIELLE | 2/6/2015 | D215035728 | | |
| WILSON DENIECE DANIELLE | 2/6/2015 | D215027812 | | |
| ALLEN WILLIAM GRANT | 8/25/2006 | D206269890 | 0000000 | 0000000 |
| MYERS JAMES R;MYERS JENNIFER H | 2/26/2002 | 00155170000146 | 0015517 | 0000146 |
| GEHAN HOMES LTD | 11/15/2001 | 00152750000137 | 0015275 | 0000137 |
| 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 | \$178,400 | \$60,000 | \$238,400 | \$238,400 |
| 2024 | \$178,400 | \$60,000 | \$238,400 | \$238,400 |
| 2023 | \$217,667 | \$60,000 | \$277,667 | \$277,667 |
| 2022 | \$177,764 | \$35,000 | \$212,764 | \$212,764 |
| 2021 | \$162,998 | \$35,000 | \$197,998 | \$197,998 |
| 2020 | \$145,920 | \$35,000 | \$180,920 | \$180,920 |

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.