



Address: [5568 SPRING RIDGE DR](#)
City: WATAUGA
Georeference: 31787-7-13
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8685761095
Longitude: -97.2653121295
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 7
Lot 13

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: 07627068

Site Name: PARK VISTA ADDITION-7-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,887

Percent Complete: 100%

Land Sqft^{*}: 5,150

Land Acres^{*}: 0.1182

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:

THOUNSAVATH SENGPRACHANH

Primary Owner Address:

5568 SPRING RIDGE DR
FORT WORTH, TX 76137

Deed Date: 10/23/2018

Deed Volume:

Deed Page:

Instrument: [D218236580](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN QUYEN T	5/12/2008	D208272385	0000000	0000000
SALZAR BRENT LANGHAM;SALZAR DANA L	5/15/2002	00157350000381	0015735	0000381
GEHAN HOMES LTD	12/3/2001	00153220000315	0015322	0000315
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	\$254,411	\$60,000	\$314,411	\$314,411
2024	\$254,411	\$60,000	\$314,411	\$314,411
2023	\$279,149	\$60,000	\$339,149	\$339,149
2022	\$217,830	\$35,000	\$252,830	\$252,830
2021	\$204,421	\$35,000	\$239,421	\$239,421
2020	\$185,688	\$35,000	\$220,688	\$220,688

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.