



Address: [5533 RIDGE VIEW DR](#)
City: WATAUGA
Georeference: 31787-7-20
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8682997097
Longitude: -97.2659708865
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 7
Lot 20

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: DIEU TAM LE (X0691)

Notice Sent Date: 5/1/2025

Notice Value: \$279,249

Protest Deadline Date: 5/24/2024

Site Number: 07627297
Site Name: PARK VISTA ADDITION-7-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,660
Percent Complete: 100%
Land Sqft* : 5,226
Land Acres* : 0.1199
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:

LE LIEN VAN

Primary Owner Address:

5533 RIDGE VIEW DR
FORT WORTH, TX 76137-4753

Deed Date: 5/16/2002
Deed Volume: 0015735
Deed Page: 0000344
Instrument: 00157350000344

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	1/1/2000	0000000000000000	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	\$190,000	\$60,000	\$250,000	\$248,018
2024	\$219,249	\$60,000	\$279,249	\$225,471
2023	\$240,443	\$60,000	\$300,443	\$204,974
2022	\$187,930	\$35,000	\$222,930	\$186,340
2021	\$140,000	\$35,000	\$175,000	\$169,400
2020	\$143,656	\$31,344	\$175,000	\$154,000

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.