



Address: [5521 RIDGE VIEW DR](#)
City: WATAUGA
Georeference: 31787-7-23
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8683154926
Longitude: -97.2664928175
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 23

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

Notice Sent Date: 4/15/2025

Notice Value: \$279,249

Protest Deadline Date: 5/24/2024

Site Number: 07627408

Site Name: PARK VISTA ADDITION-7-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,660

Percent Complete: 100%

Land Sqft^{*}: 6,968

Land Acres^{*}: 0.1599

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:

NGUYEN THIEN DUC
VU TRANG THI

Primary Owner Address:

5521 RIDGE VIEW DR
FORT WORTH, TX 76137

Deed Date: 12/30/2015

Deed Volume:

Deed Page:

Instrument: [D216001901](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| CHAPPLE KIMBERLY M | 2/14/2015 | D215260107 | | |
| CHAVERA D CHAPPLE;CHAVERA KIMBERLY | 2/26/2002 | 00155170000129 | 0015517 | 0000129 |
| GEHAN HOMES LTD | 10/31/2001 | 00152450000260 | 0015245 | 0000260 |
| 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 | \$219,249 | \$60,000 | \$279,249 | \$279,249 |
| 2024 | \$219,249 | \$60,000 | \$279,249 | \$269,745 |
| 2023 | \$240,443 | \$60,000 | \$300,443 | \$245,223 |
| 2022 | \$187,930 | \$35,000 | \$222,930 | \$222,930 |
| 2021 | \$176,451 | \$35,000 | \$211,451 | \$211,451 |
| 2020 | \$160,414 | \$35,000 | \$195,414 | \$195,414 |

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.