



Address: [5513 RIDGE VIEW DR](#)
City: WATAUGA
Georeference: 31787-7-25
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8681822819
Longitude: -97.2668806503
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 25

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: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 07627459

Site Name: PARK VISTA ADDITION-7-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,345

Percent Complete: 100%

Land Sqft^{*}: 8,711

Land Acres^{*}: 0.1999

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:

WESTSEIDE MORTGAGE SERVICE LLC

Primary Owner Address:

PO BOX 5505
ORANGE, CA 92863

Deed Date: 12/7/2022

Deed Volume:

Deed Page:

Instrument: [D222283579](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J S FAMILY TRUST	12/31/2012	D213067809	0000000	0000000
STEVENS CAROL M TR;STEVENS JACK	4/2/2002	00156040000191	0015604	0000191
GEHAN HOMES LTD	10/9/2001	00152130000275	0015213	0000275
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	\$176,392	\$60,000	\$236,392	\$236,392
2024	\$219,060	\$60,000	\$279,060	\$279,060
2023	\$267,380	\$60,000	\$327,380	\$327,380
2022	\$194,367	\$35,000	\$229,367	\$229,367
2021	\$194,367	\$35,000	\$229,367	\$229,367
2020	\$181,000	\$35,000	\$216,000	\$216,000

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

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.