



Address: [5309 YAMPA TR](#)
City: WATAUGA
Georeference: 31745H-1-1
Subdivision: PARKSIDE ADDITION (WATAUGA)
Neighborhood Code: 3M010B

Latitude: 32.866320206
Longitude: -97.2706195223
TAD Map: 2066-436
MAPSCO: TAR-036U



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: PARKSIDE ADDITION
(WATAUGA) Block 1 Lot 1

Jurisdictions:

CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$400,833

Protest Deadline Date: 5/24/2024

Site Number: 07659245

Site Name: PARKSIDE ADDITION (WATAUGA)-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,853

Percent Complete: 100%

Land Sqft^{*}: 6,710

Land Acres^{*}: 0.1540

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ERVIN BRANDI NICOLE

Primary Owner Address:

5309 YAMPA TR
WATAUGA, TX 76137

Deed Date: 10/13/2017

Deed Volume:

Deed Page:

Instrument: M217012878

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUCKABEE BRANDI	1/26/2016	D217019749		
ALTAMIRANO LYNN MARIE	12/21/2001	00154160000020	0015416	0000020
KARUFMAN & BROAD LONE STAR LP	4/16/2001	00148320000010	0014832	0000010
IFS PARKSIDE INVESTORS LP	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	\$291,000	\$60,000	\$351,000	\$351,000
2024	\$340,833	\$60,000	\$400,833	\$372,680
2023	\$364,718	\$60,000	\$424,718	\$338,800
2022	\$289,140	\$35,000	\$324,140	\$308,000
2021	\$245,000	\$35,000	\$280,000	\$280,000
2020	\$248,109	\$35,000	\$283,109	\$283,109

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.