



Address: [5313 YAMPA TR](#)
City: WATAUGA
Georeference: 31745H-1-2
Subdivision: PARKSIDE ADDITION (WATAUGA)
Neighborhood Code: 3M010B

Latitude: 32.8663130561
Longitude: -97.2704351654
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 2

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

Protest Deadline Date: 5/24/2024

Site Number: 07659288

Site Name: PARKSIDE ADDITION (WATAUGA)-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,702

Percent Complete: 100%

Land Sqft^{*}: 6,050

Land Acres^{*}: 0.1388

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:

SOLIMAN MAGED I

HALIM MARY M

Primary Owner Address:

5313 YAMPA TRL
FORT WORTH, TX 76137

Deed Date: 5/4/2023

Deed Volume:

Deed Page:

Instrument: [D223077987](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHATIWADA RENUKA;KHATIWADA TIKA R	8/15/2013	D213221245	0000000	0000000
BUDHIRAJA TESSA J	5/19/2005	D205149994	0000000	0000000
BONJOUR STEVEN L;BONJOUR TAMARA	1/21/2002	00154430000377	0015443	0000377
KAUFMAN AND BROAD LONE STAR	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	\$220,000	\$60,000	\$280,000	\$280,000
2024	\$226,191	\$60,000	\$286,191	\$286,191
2023	\$248,144	\$60,000	\$308,144	\$251,629
2022	\$193,754	\$35,000	\$228,754	\$228,754
2021	\$181,866	\$35,000	\$216,866	\$216,866
2020	\$165,254	\$35,000	\$200,254	\$200,254

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.