



**Address:** [5300 YAMPA TR](#)  
**City:** WATAUGA  
**Georeference:** 31745H-4-1  
**Subdivision:** PARKSIDE ADDITION (WATAUGA)  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8658372058  
**Longitude:** -97.2713532022  
**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 4 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:** 2002

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07660049

**Site Name:** PARKSIDE ADDITION (WATAUGA)-4-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,698

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1699

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

HPA TEXAS SUB 2018-1 MS LLC

**Primary Owner Address:**

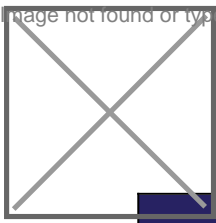
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

**Deed Date:** 7/13/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218158163](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HP TEXAS I LLC	5/11/2018	<a href="#">D218102281</a>		
OPENDOOR PROPERTY D LLC	3/5/2018	<a href="#">D218049767</a>		
BEAUFORD DAVID E	11/7/2002	00161610000279	0016161	0000279
KB HOME LONE STAR LP	10/15/2002	00160970000174	0016097	0000174
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 <sup>+</sup>
2025	\$156,791	\$60,000	\$216,791	\$216,791
2024	\$203,000	\$60,000	\$263,000	\$263,000
2023	\$241,538	\$60,000	\$301,538	\$301,538
2022	\$188,227	\$35,000	\$223,227	\$223,227
2021	\$165,470	\$35,000	\$200,470	\$200,470
2020	\$165,470	\$35,000	\$200,470	\$200,470

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.