



Address: [7009 FOREST RIDGE CT](#)
City: WATAUGA
Georeference: 31787-2-13
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8683473413
Longitude: -97.2704570428
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: PARK VISTA ADDITION Block 2
Lot 13 50% UNDIVIDED INTEREST
Jurisdictions:
CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WATAUGA PID #1 - PARK VISTA (611)
BIRDVILLE ISD (902)
Site Number: 07695837
Site Name: PARK VISTA ADDITION Block 2 Lot 13 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 2,090
State Code: A
Percent Complete: 100%
Year Built: 2001
Land Sqft^{*}: 10,018
Personal Property Account: N/A
Land Acres^{*}: 0.2299
Agent: None
Pool: N
Notice Sent Date:
4/15/2025
Notice Value: \$168,152
Protest Deadline Date: 5/24/2024

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

OWNER INFORMATION

Current Owner:
LE THANG TRAN
Primary Owner Address:
7009 FOREST RIDGE CT
FORT WORTH, TX 76137-4767
Deed Date: 1/1/2024
Deed Volume:
Deed Page:
Instrument: [D207416053](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LE LINDA HONG LE;LE THANG TRAN	10/31/2007	D207416053	0000000	0000000
LE THANG TRAN	7/20/2006	D206264923	0000000	0000000
NGUYEN THANG LE;NGUYEN THANG T	8/9/2001	00150760000334	0015076	0000334
GOODMAN FAMILY OF BUILDERS LP	4/9/2001	00148190000228	0014819	0000228
LOT LINES LTD	6/23/2000	00144040000068	0014404	0000068
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	\$138,152	\$30,000	\$168,152	\$168,152
2024	\$132,984	\$30,000	\$162,984	\$158,998
2023	\$291,792	\$60,000	\$351,792	\$289,087
2022	\$227,806	\$35,000	\$262,806	\$262,806
2021	\$213,817	\$35,000	\$248,817	\$248,817
2020	\$194,274	\$35,000	\$229,274	\$229,274

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.