



**Address:** [5400 FOX RUN DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-3-35  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8674869099  
**Longitude:** -97.2681543857  
**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 3  
Lot 35

**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)

**State Code:** A  
**Year Built:** 2001  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$371,769  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07696000  
**Site Name:** PARK VISTA ADDITION-3-35  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,755  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,588  
**Land Acres<sup>\*</sup>:** 0.2889  
**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:**  
SANCHEZ JESSICA  
GAMON HILDA  
SANCHEZ ERICK  
**Primary Owner Address:**  
5400 FOX RUN DR  
FORT WORTH, TX 76137

**Deed Date:** 3/31/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225055115](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	7/22/2015	<a href="#">D215165172</a>		
STEVENS BARBARA;STEVENS FREDERIC &	7/14/2006	<a href="#">D206223931</a>	0000000	0000000
WALSH ROSE MARY;WALSH THOMAS A	7/17/2001	00150190000406	0015019	0000406
GEHAN HOMES LTD	1/1/2000	000000000000000	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	\$311,769	\$60,000	\$371,769	\$359,706
2024	\$311,769	\$60,000	\$371,769	\$327,005
2023	\$342,381	\$60,000	\$402,381	\$297,277
2022	\$266,475	\$35,000	\$301,475	\$270,252
2021	\$210,684	\$35,000	\$245,684	\$245,684
2020	\$210,684	\$35,000	\$245,684	\$245,684

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)
- DISABLED VET 70 to 99 PCT 11.22

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.