



**Address:** [5324 RIDGE VIEW DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-4-2  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8666241753  
**Longitude:** -97.2703743272  
**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 4  
Lot 2

**Jurisdictions:**

CITY OF WATAUGA (031)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WATAUGA PID #1 - PARK VISTA (611)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$325,000

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

**Site Number:** 07696221

**Site Name:** PARK VISTA ADDITION-4-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,251

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,900

**Land Acres<sup>\*</sup>:** 0.1584

**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:**

YOUAKIM ASHRAF

FARAG SARA

**Primary Owner Address:**

5324 RIDGE VIEW DR  
FORT WORTH, TX 76137

**Deed Date:** 4/10/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219074362](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY C LLC	1/25/2019	<a href="#">D219016560</a>		
NICHOLS BUSTER J;NICHOLS J G	1/29/2001	00147180000061	0014718	0000061
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 <sup>+</sup>
2025	\$240,000	\$60,000	\$300,000	\$300,000
2024	\$265,000	\$60,000	\$325,000	\$323,773
2023	\$270,000	\$60,000	\$330,000	\$294,339
2022	\$232,581	\$35,000	\$267,581	\$267,581
2021	\$218,175	\$35,000	\$253,175	\$253,175
2020	\$198,052	\$35,000	\$233,052	\$233,052

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.