



**Address:** [5360 RIDGE VIEW DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-4-11  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8665797225  
**Longitude:** -97.2686227497  
**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 4  
Lot 11

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 07696329

**Site Name:** PARK VISTA ADDITION-4-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,093

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,680

**Land Acres<sup>\*</sup>:** 0.1763

**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:**

JONES RYAN ONEAL

**Primary Owner Address:**

5360 RIDGE VIEW DR  
FORT WORTH, TX 76137-4741

**Deed Date:** 3/29/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204092498](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEC OF HUD	1/19/2004	<a href="#">D204026574</a>	0000000	0000000
WELLS FARGO HOME MTG INC	1/6/2004	<a href="#">D204012072</a>	0000000	0000000
CHANTHAVILAY SOMSANOUK ETAL	4/16/2001	00148330000271	0014833	0000271
GOODMAN FAMILY OF BUILDERS LP	12/11/2000	00146460000289	0014646	0000289
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 <sup>+</sup>
2025	\$230,850	\$60,000	\$290,850	\$290,850
2024	\$230,850	\$60,000	\$290,850	\$290,850
2023	\$284,219	\$60,000	\$344,219	\$289,167
2022	\$227,879	\$35,000	\$262,879	\$262,879
2021	\$205,517	\$35,000	\$240,517	\$240,517
2020	\$194,326	\$35,000	\$229,326	\$229,326

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.