



Address: [5364 RIDGE VIEW DR](#)
City: WATAUGA
Georeference: 31787-4-12
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8665755201
Longitude: -97.2684278457
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 12

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

Protest Deadline Date: 5/24/2024

Site Number: 07696337

Site Name: PARK VISTA ADDITION-4-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,635

Percent Complete: 100%

Land Sqft^{*}: 8,509

Land Acres^{*}: 0.1953

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:

DANIELS DERRICK GLYNELL
DANIELS RONDA

Primary Owner Address:

5364 RIDGE VIEW DR
FORT WORTH, TX 76137

Deed Date: 3/14/2022

Deed Volume:

Deed Page:

Instrument: [D222068257](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	1/19/2022	D222065535		
BHATTARAI HEM;BHATTARAI REWATI;KHATIWADA PURUSOTTAM;KHATIWADA TIKA	8/6/2018	D218177036		
KOZAK MATTHEW THOMAS	10/27/2014	D214236299		
BRIETZKE KRISTIE L;BRIETZKE LUKE	2/22/2011	D211047816	0000000	0000000
CAGNOLATTI ABIGAIL;CAGNOLATTI DEREK	7/16/2001	00150330000163	0015033	0000163
GOODMAN FAMILY OF BUILDERS LP	1/30/2001	00147100000424	0014710	0000424
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	\$300,016	\$60,000	\$360,016	\$360,016
2024	\$300,016	\$60,000	\$360,016	\$360,016
2023	\$329,455	\$60,000	\$389,455	\$389,455
2022	\$256,459	\$35,000	\$291,459	\$291,459
2021	\$240,488	\$35,000	\$275,488	\$275,488
2020	\$218,181	\$35,000	\$253,181	\$253,181

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.