



Address: [5404 RIDGE VIEW DR](#)
City: WATAUGA
Georeference: 31787-4-16
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8666908243
Longitude: -97.2675546851
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 16

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: 2000

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$365,335

Protest Deadline Date: 5/24/2024

Site Number: 07696388

Site Name: PARK VISTA ADDITION-4-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,706

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

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:

FARAG TOMAS Y

Primary Owner Address:

5404 RIDGE VIEW DR
FORT WORTH, TX 76137

Deed Date: 12/8/2021

Deed Volume:

Deed Page:

Instrument: [D221359250](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHATMAN MATTHEW JAMES;CHATMAN REBECCA	9/27/2017	D217233908		
OD TEXAS D LLC	5/1/2017	D217101385		
WELLS CATHY;WELLS FRANK	5/27/2005	D205158228	0000000	0000000
FINCH JOHN P;FINCH LETA M	3/28/2001	00148030000320	0014803	0000320
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	\$252,894	\$60,000	\$312,894	\$312,894
2024	\$305,335	\$60,000	\$365,335	\$358,128
2023	\$335,330	\$60,000	\$395,330	\$325,571
2022	\$260,974	\$35,000	\$295,974	\$295,974
2021	\$209,543	\$35,000	\$244,543	\$244,543
2020	\$209,543	\$35,000	\$244,543	\$244,543

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.