



Address: [5416 RIDGE VIEW DR](#)
City: WATAUGA
Georeference: 31787-4-19
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8671314298
Longitude: -97.2671462807
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 19

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: None

Protest Deadline Date: 5/24/2024

Site Number: 07696426
Site Name: PARK VISTA ADDITION-4-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,161
Percent Complete: 100%
Land Sqft^{*}: 7,150
Land Acres^{*}: 0.1641
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:

MUNIZ MICHAEL
MUNIZ JULIE A

Primary Owner Address:

5416 RIDGE VIEW DR
FORT WORTH, TX 76137

Deed Date: 11/12/2020
Deed Volume:
Deed Page:
Instrument: [D220304273](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUNIZ JULIE AURORA TECSON	12/17/2002	000000000000000	0000000	0000000
TECSON JULIE A	8/20/2002	00159140000217	0015914	0000217
GOODMAN FAMILY OF BUILDERS LP	6/23/2000	00144040000065	0014404	0000065
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 ⁺
2025	\$268,777	\$60,000	\$328,777	\$328,777
2024	\$268,777	\$60,000	\$328,777	\$328,777
2023	\$294,841	\$60,000	\$354,841	\$354,841
2022	\$230,292	\$35,000	\$265,292	\$265,292
2021	\$216,186	\$35,000	\$251,186	\$251,186
2020	\$196,473	\$35,000	\$231,473	\$231,473

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

There are no exemptions for this property

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.