

## LOCATION

---

**Address:** [5429 BEAVER RIDGE DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-10-10  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8653443793  
**Longitude:** -97.266698098  
**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  
10 Lot 10

**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:** 2000

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07353413

**Site Name:** PARK VISTA ADDITION-10-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,687

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

CHASTAIN ELIZABETH  
CHASTAIN DAVI

**Primary Owner Address:**

5429 BEAVER RIDGE DR  
FORT WORTH, TX 76137-4728

**Deed Date:** 5/18/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207217209](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEUTSCHE BANK NATIONAL TR CO	1/2/2007	<a href="#">D207006424</a>	0000000	0000000
QUINTANILLA RENE	11/17/2000	00146210000519	0014621	0000519
GEHAN HOMES LTD	1/1/1999	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	\$0	\$0	\$0	\$0
2024	\$192,345	\$60,000	\$252,345	\$252,345
2023	\$244,449	\$60,000	\$304,449	\$248,702
2022	\$191,093	\$35,000	\$226,093	\$226,093
2021	\$172,384	\$35,000	\$207,384	\$207,384
2020	\$155,742	\$35,000	\$190,742	\$190,742

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.