

## LOCATION

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**Address:** [5440 BEAVER RIDGE DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-12-11  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8649177326  
**Longitude:** -97.2662264038  
**TAD Map:** 2066-432  
**MAPSCO:** TAR-036V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

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**Legal Description:** PARK VISTA ADDITION Block  
12 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:** 2000

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07353723

**Site Name:** PARK VISTA ADDITION-12-11

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**Pool:** N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

TRAN THAI VAN

**Primary Owner Address:**

5603 WINNIE DR  
COLLEYVILLE, TX 76034-3265

**Deed Date:** 8/30/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212219490](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMOS ALAN L;RAMOS ELIZABETH	4/22/2004	<a href="#">D204138112</a>	0000000	0000000
LESTER BRETT A;LESTER JOY H	5/11/2000	00143530000165	0014353	0000165
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	\$222,899	\$60,000	\$282,899	\$282,899
2023	\$244,449	\$60,000	\$304,449	\$304,449
2022	\$191,093	\$35,000	\$226,093	\$226,093
2021	\$179,437	\$35,000	\$214,437	\$214,437
2020	\$160,000	\$35,000	\$195,000	\$195,000

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.