



LOCATION

Address: [5452 BEAVER RIDGE DR](#)
City: WATAUGA
Georeference: 31787-12-14
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8649014045
Longitude: -97.2657163653
TAD Map: 2072-432
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
12 Lot 14

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: 07353766
Site Name: PARK VISTA ADDITION-12-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,687
Percent Complete: 100%
Land Sqft^{*}: 6,038
Land Acres^{*}: 0.1386
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:

TRAN PHUONG

Primary Owner Address:

5452 BEAVER RIDGE DR
FORT WORTH, TX 76137-4727

Deed Date: 9/12/2000

Deed Volume: 0014524

Deed Page: 0000311

Instrument: 00145240000311

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	1/1/1999	0000000000000000	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	\$0	\$0	\$0	\$0
2024	\$222,899	\$60,000	\$282,899	\$270,859
2023	\$244,449	\$60,000	\$304,449	\$246,235
2022	\$191,093	\$35,000	\$226,093	\$223,850
2021	\$179,437	\$35,000	\$214,437	\$203,500
2020	\$150,000	\$35,000	\$185,000	\$185,000

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

- 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.