

LOCATION

Address: [5453 CARIBOU RIDGE DR](#)
City: WATAUGA
Georeference: 31787-12-15
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8646282428
Longitude: -97.2657254233
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 15

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: 07353774

Site Name: PARK VISTA ADDITION-12-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,518

Percent Complete: 100%

Land Sqft^{*}: 6,052

Land Acres^{*}: 0.1389

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:

LI JULIE

FAI LEI EDWIN KAM

Primary Owner Address:

767 PEAR AVE

SUNNYVALE, CA 94087

Deed Date: 8/11/2021

Deed Volume:

Deed Page:

Instrument: [D221234065](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SALADIN MARIA E	8/5/2016	D216180335		
SERL YVONNE	2/18/2010	D210040543	0000000	0000000
ALI SYED A	9/12/2000	00145370000153	0014537	0000153
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$198,521	\$60,000	\$258,521	\$258,521
2023	\$217,624	\$60,000	\$277,624	\$277,624
2022	\$170,342	\$35,000	\$205,342	\$205,342
2021	\$160,015	\$35,000	\$195,015	\$195,015
2020	\$151,239	\$35,000	\$186,239	\$186,239

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.