



LOCATION

Address: [5436 TROUT CREEK CT](#)
City: WATAUGA
Georeference: 31787-13-29
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8635269136
Longitude: -97.2663246318
TAD Map: 2066-432
MAPSCO: TAR-036Z



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
13 Lot 29

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: 07354258
Site Name: PARK VISTA ADDITION-13-29
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,960
Percent Complete: 100%
Land Sqft^{*}: 7,405
Land Acres^{*}: 0.1699
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:

PROGRESS RESIDENTIAL BORROWER 17 LLC

Primary Owner Address:

PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 7/26/2021

Deed Volume:

Deed Page:

Instrument: [D221237366](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROGRESS DALLAS LLC	3/19/2021	D221098627		
EDRI MEIR;NONG XINXIN	12/3/2018	D218268704		
ACRES BOBBY LEWIS	3/4/2005	D205077128	0000000	0000000
HEWITT RELOCATION SERVICE INC	7/9/2004	D205077127	0000000	0000000
AMADEO CRAIG M	12/15/2000	001466400000093	0014664	0000093
GEHAN HOMES LTD	1/1/1999	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	\$0	\$0	\$0	\$0
2024	\$223,000	\$60,000	\$283,000	\$283,000
2023	\$266,000	\$60,000	\$326,000	\$326,000
2022	\$218,740	\$35,000	\$253,740	\$253,740
2021	\$135,880	\$35,000	\$170,880	\$170,880
2020	\$143,000	\$35,000	\$178,000	\$178,000

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.