



## LOCATION

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**Address:** [5400 TROUT CREEK CT](#)  
**City:** WATAUGA  
**Georeference:** 31787-13-38  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8636067344  
**Longitude:** -97.2678859321  
**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

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**Legal Description:** PARK VISTA ADDITION Block  
13 Lot 38

**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:** 07354347

**Site Name:** PARK VISTA ADDITION-13-38

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,960

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,300

**Land Acres<sup>\*</sup>:** 0.1446

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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:**

PHONPITUCK CHAVALIT  
PHONPITUCK V

**Primary Owner Address:**

5400 TROUT CREEK CT  
WATAUGA, TX 76137-4725

**Deed Date:** 10/27/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211261976](#)

| Previous Owners                | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| FEDERAL NA MORTGAGE ASSOC      | 6/7/2011  | <a href="#">D211141659</a> | 0000000     | 0000000   |
| TORRES DOMINGO P;TORRES EILEEN | 7/26/2007 | <a href="#">D207277572</a> | 0000000     | 0000000   |
| HATFIELD JACKIE F              | 1/31/2003 | 00163640000090             | 0016364     | 0000090   |
| MADDOX CHAD A                  | 9/28/2000 | 00145490000180             | 0014549     | 0000180   |
| 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 | \$255,638          | \$60,000    | \$315,638    | \$307,025                    |
| 2023 | \$280,604          | \$60,000    | \$340,604    | \$279,114                    |
| 2022 | \$218,740          | \$35,000    | \$253,740    | \$253,740                    |
| 2021 | \$205,214          | \$35,000    | \$240,214    | \$235,087                    |
| 2020 | \$186,316          | \$35,000    | \$221,316    | \$213,715                    |

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.