



LOCATION

Address: [5312 FOX RUN DR](#)
City: WATAUGA
Georeference: 31787-3-20
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8675097671
Longitude: -97.2712407778
TAD Map: 2066-436
MAPSCO: TAR-036U



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 3
Lot 20

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: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07625286
Site Name: PARK VISTA ADDITION-3-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,105
Percent Complete: 100%
Land Sqft^{*}: 9,100
Land Acres^{*}: 0.2089
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

LANGLOIS MELE S
LANGLOIS BRUCE JR

Primary Owner Address:

5312 FOX RUN DR
WATAUGA, TX 76137

Deed Date: 9/13/2022
Deed Volume:
Deed Page:
Instrument: [D222235449](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANGLOIS MELE S	10/29/2014	M214012631		
OHUAFI MELE	4/14/2014	D214077752	0000000	0000000
DEALE ANDREA W;DEALE JOHN G	12/17/2001	00153380000338	0015338	0000338
GOODMAN FAMILY OF BUILDERS LP	7/19/2001	00150270000302	0015027	0000302
GEHAN HOMES LTD	10/3/2000	00145520000388	0014552	0000388
HAVENER RUPERT LTD PRTNSHP	1/1/2000	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	\$286,638	\$60,000	\$346,638	\$314,820
2023	\$312,455	\$60,000	\$372,455	\$286,200
2022	\$228,356	\$35,000	\$263,356	\$242,000
2021	\$185,000	\$35,000	\$220,000	\$220,000
2020	\$185,000	\$35,000	\$220,000	\$220,000

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)
- DISABLED VET 30 to 49 PCT 11.22

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.