

LOCATION

Address: [5325 RIDGE VIEW DR](#)
City: WATAUGA
Georeference: 31787-3-53
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8671083741
Longitude: -97.2702985526
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 53

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: 07696191

Site Name: PARK VISTA ADDITION-3-53

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,092

Percent Complete: 100%

Land Sqft^{*}: 8,680

Land Acres^{*}: 0.1992

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:

TOPA SOLUTION LLC

Primary Owner Address:

2904 SUTTON PL
SOUTHLAKE, TX 76092

Deed Date: 3/21/2021

Deed Volume:

Deed Page:

Instrument: [D221075252](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TODI INVESTMENT LLC	2/21/2011	D211040870	0000000	0000000
DINH TONY THANG	7/31/2010	D210205420	0000000	0000000
TODI INVESTMENTS LLC	6/15/2009	D209158134	0000000	0000000
DINH TONY	8/7/2008	D208334554	0000000	0000000
SECRETARY OF VETERAN AFFAIRS	4/5/2005	D205116428	0000000	0000000
WASHINGTON MUTUAL BANK	4/5/2005	D205108472	0000000	0000000
VIDETTO DIXIE L;VIDETTO JOHN W	3/21/2001	00148030000253	0014803	0000253
GOODMAN FAMILY OF BUILDERS LP	8/31/2000	00145100000090	0014510	0000090
LOT LINES LTD	6/23/2000	00144040000068	0014404	0000068
GEHAN HOMES LTD	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	\$255,000	\$60,000	\$315,000	\$315,000
2023	\$276,000	\$60,000	\$336,000	\$336,000
2022	\$212,000	\$35,000	\$247,000	\$247,000
2021	\$203,964	\$35,000	\$238,964	\$238,964
2020	\$165,000	\$35,000	\$200,000	\$200,000

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.