



Address: [5433 BEAVER RIDGE DR](#)
City: WATAUGA
Georeference: 31787-10-11
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8653390165
Longitude: -97.2665196256
TAD Map: 2066-436
MAPSCO: TAR-036V



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: PARK VISTA ADDITION Block
10 Lot 11

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: RYAN LLC (00320R)

Protest Deadline Date: 5/15/2025

Site Number: 07353421

Site Name: PARK VISTA ADDITION-10-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,415

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

ARP 2014-1 BORROWER LLC

Primary Owner Address:

23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 8/26/2014

Deed Volume:

Deed Page:

Instrument: [D214192570](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN RES LEASEING CO LLC	7/15/2013	D213188772	0000000	0000000
MOSS JEFF W	6/4/2004	D204179124	0000000	0000000
KNEBLIK CHERYL;KNEBLIK STEVEN R	5/19/2000	00143650000256	0014365	0000256
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	\$244,083	\$60,000	\$304,083	\$304,083
2023	\$305,006	\$60,000	\$365,006	\$365,006
2022	\$217,705	\$35,000	\$252,705	\$252,705
2021	\$203,000	\$35,000	\$238,000	\$238,000
2020	\$184,820	\$35,000	\$219,820	\$219,820

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.