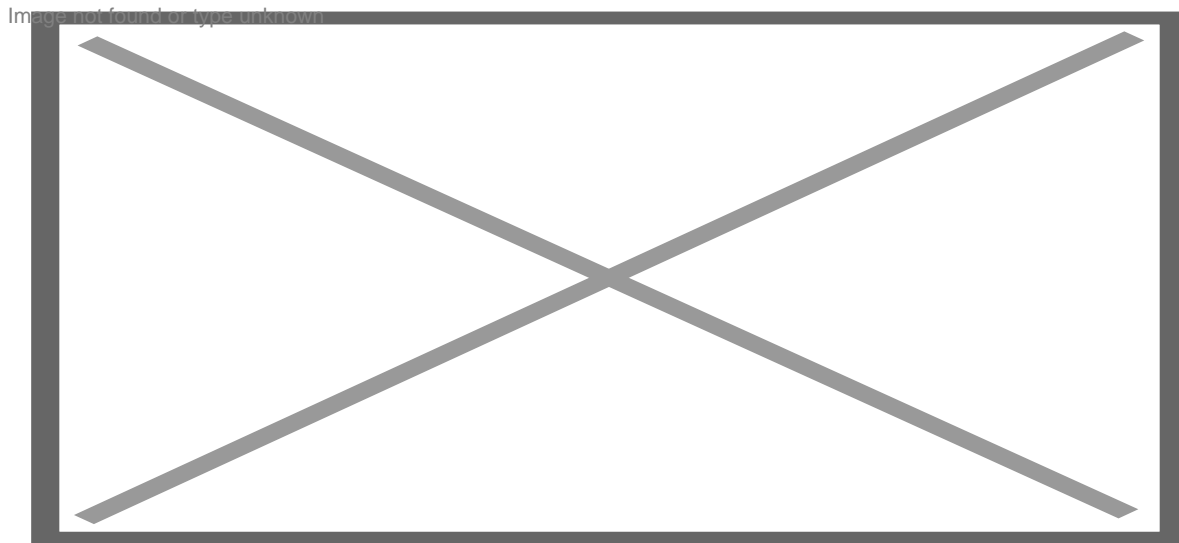




Address: [5400 TROUT CREEK CT](#)
City: WATAUGA
Georeference: 31787-13-38
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8636067344
Longitude: -97.2678859321
TAD Map: 2066-432
MAPSCO: TAR-036Z



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

PROPERTY DATA

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)
- BIRDVILLE ISD (902)

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

+++ Rounded.

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

Site Number: 07354347

Site Name: PARK VISTA ADDITION-13-38

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,960

Percent Complete: 100%

Land Sqft*: 6,300

Land Acres*: 0.1446

Pool: N

OWNER INFORMATION



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	D211141659	0000000	0000000
TORRES DOMINGO P;TORRES EILEEN	7/26/2007	D207277572	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 ⁺
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.