



**Address:** [432 OPAL ST](#)  
**City:** SAGINAW  
**Georeference:** 33470-1-18  
**Subdivision:** RANCHO NORTH ADDITION  
**Neighborhood Code:** 2N020L

**Latitude:** 32.8533521029  
**Longitude:** -97.3697097263  
**TAD Map:** 2036-428  
**MAPSCO:** TAR-047D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RANCHO NORTH ADDITION  
Block 1 Lot 18

**Jurisdictions:**

CITY OF SAGINAW (021)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 1969

**Personal Property Account:** N/A

**Agent:** DONNIS HATCHETT (X09570)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02307839

**Site Name:** RANCHO NORTH ADDITION-1-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,637

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,156

**Land Acres<sup>\*</sup>:** 0.2101

**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

**Current Owner:**

CASEY PHYLLIS C

**Primary Owner Address:**

432 OPAL ST  
FORT WORTH, TX 76179-1950

**Deed Date:** 11/26/1988

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASEY PHYLLIS;CASEY WILLIAM MACK	10/9/1969	00047940000744	0004794	0000744

## 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	\$141,724	\$55,000	\$196,724	\$196,724
2024	\$141,724	\$55,000	\$196,724	\$196,724
2023	\$159,121	\$35,000	\$194,121	\$194,121
2022	\$146,959	\$35,000	\$181,959	\$181,959
2021	\$135,003	\$35,000	\$170,003	\$170,003
2020	\$147,204	\$35,000	\$182,204	\$155,092

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.