



**Address:** [504 OPAL ST](#)  
**City:** SAGINAW  
**Georeference:** 33470-10-2  
**Subdivision:** RANCHO NORTH ADDITION  
**Neighborhood Code:** 2N020L

**Latitude:** 32.8527959641  
**Longitude:** -97.3696922934  
**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 10 Lot 2

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$214,451

**Protest Deadline Date:** 7/12/2024

**Site Number:** 02310481

**Site Name:** RANCHO NORTH ADDITION-10-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,172

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,242

**Land Acres<sup>\*</sup>:** 0.1892

**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:**

OSTRUM JANET

**Primary Owner Address:**

504 OPAL ST  
FORT WORTH, TX 76179

**Deed Date:** 7/14/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221204144](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGALLON AUSTIN	8/14/2017	<a href="#">D217187089</a>		
GOUYTON MELBA KAY EST	8/27/2013	<a href="#">D214157082</a>	0000000	0000000
GOUYTON MELBA KAY EST	4/15/1987	00091550000910	0009155	0000910
GOUYTON R R	12/31/1900	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 <sup>+</sup>
2025	\$159,451	\$55,000	\$214,451	\$214,451
2024	\$159,451	\$55,000	\$214,451	\$209,125
2023	\$155,114	\$35,000	\$190,114	\$190,114
2022	\$145,920	\$35,000	\$180,920	\$180,920
2021	\$131,745	\$35,000	\$166,745	\$155,811
2020	\$106,646	\$35,000	\$141,646	\$141,646

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.