



Address: [517 BLUE RIDGE TR](#)
City: SAGINAW
Georeference: 33470-10-18
Subdivision: RANCHO NORTH ADDITION
Neighborhood Code: 2N020F

Latitude: 32.8522350338
Longitude: -97.3700909647
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 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: 1978
Personal Property Account: N/A
Agent: VANGUARD PROPERTY TAX APPEALS (12005)
Protest Deadline Date: 5/24/2024

Site Number: 02310678
Site Name: RANCHO NORTH ADDITION-10-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,525
Percent Complete: 100%
Land Sqft^{*}: 8,805
Land Acres^{*}: 0.2021
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:
IKAWA TAKASHI
Primary Owner Address:
5050 QUORUM DR STE 225
DALLAS, TX 75254

Deed Date: 3/29/2021
Deed Volume:
Deed Page:
Instrument: [D221087996](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	10/27/2020	D220278498		
WAHBA ANGEY;WAHBA WAGDY N	4/29/2016	D216093504		
HAUPT KATHLEEN M;HAUPT RALPH W JR	2/24/1999	00137340000001	0013734	0000001
COFER STEVEN;COFER VALERIE	7/1/1996	00124270000198	0012427	0000198
SIMS CARL T;SIMS JANICE E	2/1/1988	00091900001072	0009190	0001072
DALLAS MORTGAGE CO	7/1/1987	00090330000517	0009033	0000517
FEDERAL NATIONAL MTG ASSN	6/2/1987	00089760000546	0008976	0000546
GODOY LOUIS J	6/1/1982	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	\$172,000	\$50,000	\$222,000	\$222,000
2024	\$172,000	\$50,000	\$222,000	\$222,000
2023	\$194,000	\$35,000	\$229,000	\$229,000
2022	\$177,000	\$35,000	\$212,000	\$212,000
2021	\$142,627	\$35,000	\$177,627	\$177,627
2020	\$133,060	\$35,000	\$168,060	\$168,060

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.