



**Address:** [513 BLUE RIDGE TR](#)  
**City:** SAGINAW  
**Georeference:** 33470-10-19  
**Subdivision:** RANCHO NORTH ADDITION  
**Neighborhood Code:** 2N020F

**Latitude:** 32.8524226033  
**Longitude:** -97.3700916449  
**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 19

**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:** None

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

**Notice Value:** \$219,469

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

**Site Number:** 02310686

**Site Name:** RANCHO NORTH ADDITION-10-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,408

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,945

**Land Acres<sup>\*</sup>:** 0.1823

**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:**

SANCHEZ ANDREW VINCENT  
ROBLES VIVIAN NICOLE

**Primary Owner Address:**

513 BLUE RIDGE TR  
SAGINAW, TX 76179

**Deed Date:** 5/8/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224080447](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCHEZ ANDREW VINCENT	2/28/2017	<a href="#">D217047266</a>		
BLANKS HUNTER	11/30/2016	<a href="#">D216280161</a>		
KNABE ROBERT JR	6/3/2015	<a href="#">D215182858</a>		
KNABE ROBERT DAVID EST	7/21/1991	00015780001727	0001578	0001727
KNABE CLAUDIA;KNABE ROBERT D	12/31/1900	000000000000000	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	\$169,469	\$50,000	\$219,469	\$219,469
2024	\$169,469	\$50,000	\$219,469	\$219,469
2023	\$193,281	\$35,000	\$228,281	\$206,683
2022	\$176,679	\$35,000	\$211,679	\$187,894
2021	\$135,813	\$35,000	\$170,813	\$170,813
2020	\$136,964	\$35,000	\$171,964	\$169,129

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

- SOLAR & WIND POWERED DEVICES 11.27

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.