

Tarrant Appraisal District Property Information | PDF Account Number: 02310937

Address: 513 OPAL ST

City: SAGINAW Georeference: 33470-11-21 Subdivision: RANCHO NORTH ADDITION Neighborhood Code: 2N020L

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

PROPERTY DATA

Legal Description: RANCHO NORTH ADDITION Block 11 Lot 21 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: 1972 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$280,439 Protest Deadline Date: 5/24/2024 Latitude: 32.8523636736 Longitude: -97.3690890047 TAD Map: 2036-428 MAPSCO: TAR-048A



Site Number: 02310937 Site Name: RANCHO NORTH ADDITION-11-21 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,430 Percent Complete: 100% Land Sqft^{*}: 10,435 Land Acres^{*}: 0.2395 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: SLOTHOUBER STEVEN SLOTHOUBER CONNIE

Primary Owner Address: 513 OPAL ST FORT WORTH, TX 76179 Deed Date: 3/20/2018 Deed Volume: Deed Page: Instrument: D218059496

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	Previous Owners	Date	Instrument	Deed Volume	Deed Page	
	ONE STEP CLOSER LLC	10/21/2017	D217246434			
	COPELAND C M;COPELAND SARA R	12/31/1900	00052860000725	0005286	0000725	

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$200,000	\$55,000	\$255,000	\$255,000
2024	\$225,439	\$55,000	\$280,439	\$268,748
2023	\$218,407	\$35,000	\$253,407	\$244,316
2022	\$204,589	\$35,000	\$239,589	\$222,105
2021	\$183,883	\$35,000	\$218,883	\$201,914
2020	\$148,558	\$35,000	\$183,558	\$183,558

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.