



Address: [241 RANCHO DR](#)
City: SAGINAW
Georeference: 33470-21-5
Subdivision: RANCHO NORTH ADDITION
Neighborhood Code: 2N020L

Latitude: 32.848168205
Longitude: -97.3644654884
TAD Map: 2036-428
MAPSCO: TAR-048A



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 21 Lot 5

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: 1970

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$230,000

Protest Deadline Date: 5/24/2024

Site Number: 02313839

Site Name: RANCHO NORTH ADDITION-21-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,187

Percent Complete: 100%

Land Sqft^{*}: 9,594

Land Acres^{*}: 0.2202

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:

EDDINGTON SEDRICK L
EDDINGTON SHELISHA K

Primary Owner Address:

241 RANCHO DR
FORT WORTH, TX 76179

Deed Date: 6/29/2018

Deed Volume:

Deed Page:

Instrument: [D218145162](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THIGPEN LAURA VIRGINA	9/13/2012	0000000000000000	0000000	0000000
THIGPEN LAURA VIRGIN;THIGPEN W L	9/12/2006	D206286305	0000000	0000000
THIGPEN LAURA V THIGPEN;THIGPEN W L	8/29/2006	D206270049	0000000	0000000
THIGPEN LAURA VIRGINIA;THIGPEN W L	1/10/2006	D206161253	0000000	0000000
THIGPEN LAURA;THIGPEN W L	12/31/1900	00049430000418	0004943	0000418

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	\$175,000	\$55,000	\$230,000	\$230,000
2024	\$175,000	\$55,000	\$230,000	\$222,943
2023	\$228,000	\$35,000	\$263,000	\$202,675
2022	\$214,332	\$35,000	\$249,332	\$184,250
2021	\$132,500	\$35,000	\$167,500	\$167,500
2020	\$132,500	\$35,000	\$167,500	\$167,500

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.