

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02314746

Address: 813 OPAL ST

City: SAGINAW

**Georeference:** 33470-24-22

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 24 Lot 22

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

Protest Deadline Date: 5/24/2024

Site Number: 02314746

Latitude: 32.8487113796

**TAD Map:** 2036-428 **MAPSCO:** TAR-048A

Longitude: -97.3690435998

Site Name: RANCHO NORTH ADDITION-24-22 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,220
Percent Complete: 100%

Land Sqft\*: 10,845 Land Acres\*: 0.2489

Pool: N

+++ Rounded.

### **OWNER INFORMATION**

**Current Owner:** 

813 OPAL SAGINAW TRUST **Primary Owner Address:** 

813 OPAL ST

FORT WORTH, TX 76179

**Deed Date: 12/28/2022** 

Deed Volume: Deed Page:

Instrument: D224179755

08-12-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
K R RANCH	5/3/2022	D222294723		
HK REO LLC	11/19/2021	D221339221		
CASEY LENDING LLC	3/1/2021	D221053193		
PROPEL NATIONAL FUNDING 1	12/7/2020	D221017869		
813 OPAL ST SAGINAW TRUST	8/24/2015	D215217033		
YAMMINE WALID	1/6/2011	D211013215	0000000	0000000
CAGLE JAMES	12/8/2010	D210302831	0000000	0000000
YAMMINE N MEHAWEJ;YAMMINE WALLY	11/23/2005	D205371140	0000000	0000000
THOMPSON JERRY SANDERS	11/6/1989	00000000000000	0000000	0000000
SANDERS GENE	3/4/1986	00084730001315	0008473	0001315
WINN RONALD DEE	7/20/1984	00078960000053	0007896	0000053
DEE WINN & GLENNA WINN	12/31/1900	00000000000000	0000000	0000000

# **VALUES**

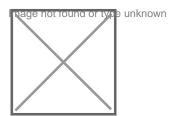
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$74,638	\$55,000	\$129,638	\$129,638
2024	\$74,638	\$55,000	\$129,638	\$129,638
2023	\$74,954	\$35,000	\$109,954	\$109,954
2022	\$72,671	\$35,000	\$107,671	\$107,671
2021	\$67,512	\$35,000	\$102,512	\$102,512
2020	\$59,204	\$35,000	\$94,204	\$93,530

Pending indicates that the property record has not yet been completed for the indicated tax year.

08-12-2025 Page 2

<sup>+</sup> 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.

08-12-2025 Page 3