



Address: [804 OPAL ST](#)
City: SAGINAW
Georeference: 33470-25-6
Subdivision: RANCHO NORTH ADDITION
Neighborhood Code: 2N020L

Latitude: 32.8490598616
Longitude: -97.369656245
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 25 Lot 6

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: \$202,574

Protest Deadline Date: 5/24/2024

Site Number: 02314886

Site Name: RANCHO NORTH ADDITION-25-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,538

Percent Complete: 100%

Land Sqft^{*}: 7,969

Land Acres^{*}: 0.1829

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:

PADILLA PEREZ LEONARDO RUBEN
LOPEZ MARIBI

Primary Owner Address:

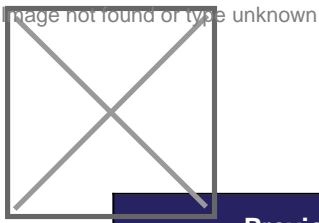
804 OPAL ST
SAGINAW, TX 76179

Deed Date: 4/30/2024

Deed Volume:

Deed Page:

Instrument: [D224083869](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AARON JANET;TIETZE DEBRA	10/3/2023	D223187624		
YOCHAM CLIFFIE M	4/19/2005	000000000000000	0000000	0000000
YOCHAM C;YOCHAM JERRY L EST	12/31/1900	00058440000839	0005844	0000839

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	\$147,574	\$55,000	\$202,574	\$202,574
2024	\$147,574	\$55,000	\$202,574	\$197,986
2023	\$144,987	\$35,000	\$179,987	\$179,987
2022	\$137,902	\$35,000	\$172,902	\$172,902
2021	\$126,098	\$35,000	\$161,098	\$161,098
2020	\$137,036	\$35,000	\$172,036	\$152,516

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.