



Address: [554 RIDGECREST DR](#)
City: SAGINAW
Georeference: 33470-32-5
Subdivision: RANCHO NORTH ADDITION
Neighborhood Code: 2N020F

Latitude: 32.8519322375
Longitude: -97.3734915607
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 32 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: 1979

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$222,923

Protest Deadline Date: 5/24/2024

Site Number: 02316447

Site Name: RANCHO NORTH ADDITION-32-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,436

Percent Complete: 100%

Land Sqft^{*}: 8,967

Land Acres^{*}: 0.2058

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:

KNOBLOCK LOUIS
KNOBLOCK RITA

Primary Owner Address:

554 RIDGECREST DR
FORT WORTH, TX 76179-1828

Deed Date: 2/29/1988

Deed Volume: 0009207

Deed Page: 0001181

Instrument: 00092070001181

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALSH LISA;WALSH MICHAEL P	11/5/1984	00080120001984	0008012	0001984
HENELY JAY SMITH	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 ⁺
2025	\$172,923	\$50,000	\$222,923	\$222,923
2024	\$172,923	\$50,000	\$222,923	\$221,648
2023	\$197,219	\$35,000	\$232,219	\$201,498
2022	\$180,255	\$35,000	\$215,255	\$183,180
2021	\$138,525	\$35,000	\$173,525	\$166,527
2020	\$139,690	\$35,000	\$174,690	\$151,388

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.