



**Address:** [416 RIDGECREST DR](#)  
**City:** SAGINAW  
**Georeference:** 33470-36-4R  
**Subdivision:** RANCHO NORTH ADDITION  
**Neighborhood Code:** 2N020F

**Latitude:** 32.8537189159  
**Longitude:** -97.3725471483  
**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 36 Lot 4R

**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:** 1980

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02317559

**Site Name:** RANCHO NORTH ADDITION-36-4R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,434

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,940

**Land Acres<sup>\*</sup>:** 0.2281

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

SCOTT GARY L

**Primary Owner Address:**

1721 CROOKED LN  
FORT WORTH, TX 76112-3704

**Deed Date:** 8/29/2003

**Deed Volume:** 0017153

**Deed Page:** 0000115

**Instrument:** [D203328995](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KATCHER RICKY JOE	2/26/2002	00163120000279	0016312	0000279
KATCHER LORI A;KATCHER RICKY	4/8/1998	00131850000288	0013185	0000288
H V S CORP	10/24/1997	00129900000495	0012990	0000495
SHERROD MELODY G	6/5/1987	00089690001233	0008969	0001233
SHERROD JAMES A;SHERROD MELODY	5/22/1985	00082570001147	0008257	0001147
LEONARD M CROUCH	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$173,855	\$50,000	\$223,855	\$223,855
2024	\$173,855	\$50,000	\$223,855	\$223,855
2023	\$198,324	\$35,000	\$233,324	\$233,324
2022	\$181,211	\$35,000	\$216,211	\$216,211
2021	\$139,148	\$35,000	\$174,148	\$174,148
2020	\$140,309	\$35,000	\$175,309	\$175,309

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

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.