



Address: [604 CANYON DR](#)
City: SAGINAW
Georeference: 33470-42-2
Subdivision: RANCHO NORTH ADDITION
Neighborhood Code: 2N020F

Latitude: 32.8555323694
Longitude: -97.3726235244
TAD Map: 2036-432
MAPSCO: TAR-033Z



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 42 Lot 2

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: 1983

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02319004

Site Name: RANCHO NORTH ADDITION-42-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,386

Percent Complete: 100%

Land Sqft^{*}: 9,486

Land Acres^{*}: 0.2177

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:

HENSON JACK L
HENSON SYNTHIA

Primary Owner Address:

604 CANYON DR
SAGINAW, TX 76179-1705

Deed Date: 2/13/1998

Deed Volume: 0013084

Deed Page: 0000481

Instrument: 00130840000481

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PENNINGTON MARCIE;PENNINGTON P G	1/26/1995	00118710000671	0011871	0000671
CHARLESTON JAMES;CHARLESTON KAREN	10/14/1983	00076410001908	0007641	0001908
SABINE VALLEY INDUST	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 ⁺
2025	\$175,385	\$50,000	\$225,385	\$225,385
2024	\$175,385	\$50,000	\$225,385	\$225,385
2023	\$199,946	\$35,000	\$234,946	\$206,427
2022	\$182,715	\$35,000	\$217,715	\$187,661
2021	\$140,424	\$35,000	\$175,424	\$170,601
2020	\$141,566	\$35,000	\$176,566	\$155,092

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)
- DISABLED VET 70 to 99 PCT 11.22

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.