



**Address:** [620 CANYON DR](#)  
**City:** SAGINAW  
**Georeference:** 33470-42-6  
**Subdivision:** RANCHO NORTH ADDITION  
**Neighborhood Code:** 2N020F

**Latitude:** 32.8554940539  
**Longitude:** -97.3735359879  
**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 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:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$225,000

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

**Site Number:** 02319047

**Site Name:** RANCHO NORTH ADDITION-42-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,415

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,607

**Land Acres<sup>\*</sup>:** 0.1975

**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:**

MARTINEZ DESY A

**Primary Owner Address:**

620 CANYON DR  
FORT WORTH, TX 76179-1705

**Deed Date:** 7/13/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215153699](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPREHE JOHN E;SPREHE TRACIE L	2/18/1998	00130930000425	0013093	0000425
RUSSELL CRAIG;RUSSELL JULIE	11/11/1983	00076650000150	0007665	0000150
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 <sup>+</sup>
2025	\$175,000	\$50,000	\$225,000	\$225,000
2024	\$175,000	\$50,000	\$225,000	\$211,717
2023	\$202,226	\$35,000	\$237,226	\$192,470
2022	\$184,788	\$35,000	\$219,788	\$174,973
2021	\$124,066	\$35,000	\$159,066	\$159,066
2020	\$124,066	\$35,000	\$159,066	\$159,066

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.